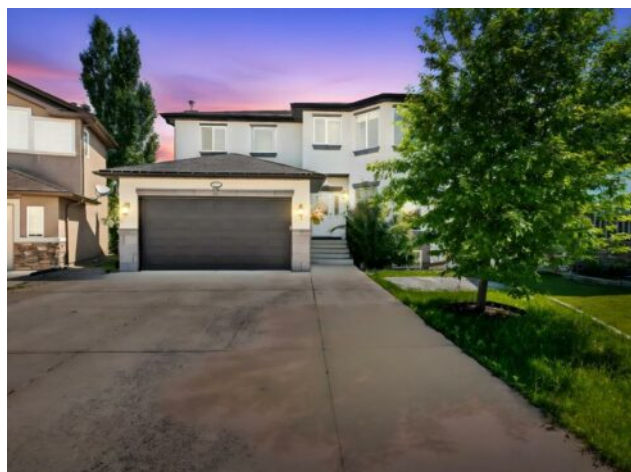


**518 High Park Court**  
**High River, Alberta**
**MLS # A2261600**

**\$799,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highwood Lake                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,737 sq.ft.                                                             | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Fruit |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame      | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |

**Features:** Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Welcome to this gorgeous 2-storey walk-out in Highwood Lake, backing onto a peaceful pond! This stunning 5-bedroom, 3.5-bath home offers over 3,800 sq. ft. of developed living space, a double oversized garage with workshop, and numerous upgrades throughout. Tucked away on a quiet cul-de-sac, it's perfect for a large family looking to embrace an active lifestyle with walking trails and amenities just steps away. The main floor features a bright office, laundry room, elegant dining area, and an open-concept living and kitchen space overlooking the water. The kitchen boasts stylish grey cabinetry, granite countertops, stainless steel appliances (including an induction oven), and a spacious walk-in pantry. Enjoy morning coffee in the dining nook that wraps around the sizeable bay window, while taking in the beautiful views, or gather in the large living room with a gas fireplace. Step out onto your private screened-in deck — the perfect place to relax and soak up the serene pond setting. Upstairs you will go up a huge open staircase with wrought iron spindles where you will find four generous bedrooms and two full baths. The primary suite is a true retreat with its own private balcony, a dream walk-in closet, and a nice 5-piece ensuite featuring double sinks, a soaker tub, and a separate shower. The fully developed walk-out basement offers even more living space with a fifth bedroom, a full bath, a second full kitchen with granite countertops, a fridge and stove, a large family room, and plenty of storage — ideal for older kids, in-laws, or guests wanting their own space. Outside, you'll love the beautifully landscaped yard with two retaining walls, a cozy firepit area, a lower-level deck, and mature trees, fruit trees and shrubs providing privacy and charm. Additional highlights include central air conditioning, 9'foot ceilings on main floor and

basement, in-floor heating in kitchen of the walk-out basement, refinished hardwood floors on the main level, and new carpet upstairs. This beautiful home must be seen to be appreciated &mdash; book your private showing today!