

# \$565,000 - 47 High Ridge Crescent Nw, High River

MLS® #A2196643

**\$565,000**

6 Bedroom, 3.00 Bathroom, 1,434 sqft  
Residential on 0.15 Acres

Highwood Village, High River, Alberta

Welcome to this charming 2600 sq + ft of fully finished space on a quiet, street. The main level boasts 3 bedrooms with hardwood floors, vaulted ceilings, and a bright living room featuring soothing fireplace and a stunning floor-to-ceiling bay window that fills the space with natural light. The enormous oak kitchen comes complete with a sunny breakfast nook and pantry, vinyl plank floor making meal times a delight. The spacious master bedroom offers his and hers sinks and a generous walk-in closet, while two additional bedrooms and a full bathroom complete the main floor. With convenient full laundry hook-ups on both the main level and in the finished basement, your options are endless. Downstairs, the expansive basement provides 3 extra bedrooms, another bathroom, a cozy rec room with a fireplace, and a dedicated laundry room with storage. Perfectly located close to schools and a spray park, this home is a must-see for anyone looking for style, space, and convenience. 24hr notice required for showings .

Built in 2004

## Essential Information

MLS® #	A2196643
Price	\$565,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,434
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	47 High Ridge Crescent Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1X7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	38
Zoning	TND

## **Listing Details**

Listing Office	MaxWell Capital Realty
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