

# \$734,900 - 1957 High Country Drive Nw, High River

MLS® #A2256740

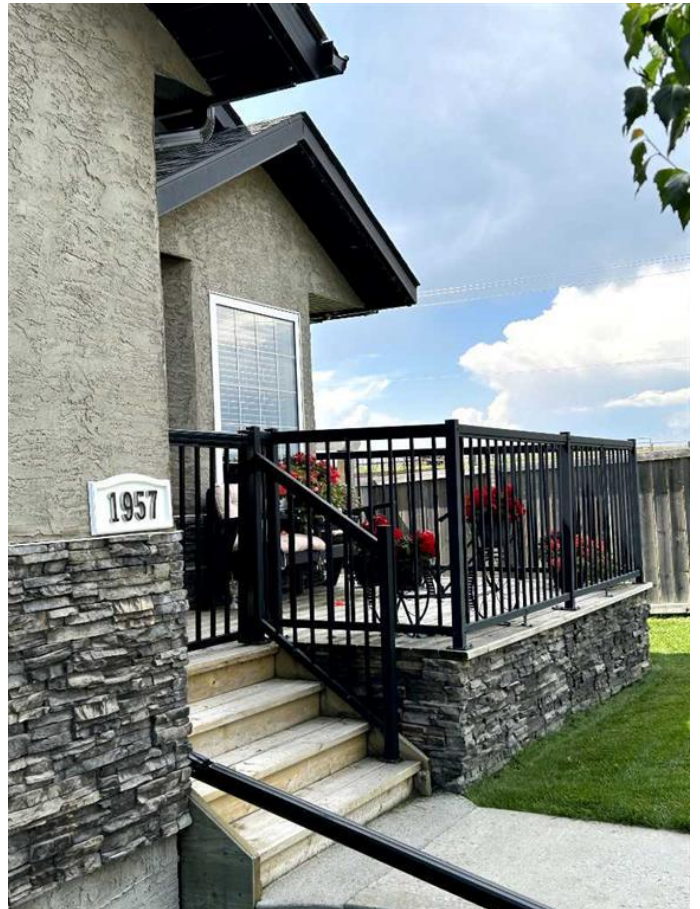
**\$734,900**

4 Bedroom, 3.00 Bathroom, 1,345 sqft  
Residential on 0.12 Acres

Highwood Village, High River, Alberta

Luxury Living with Exceptional Versatility – A Rare Opportunity

Welcome to this beautifully appointed bungalow, where style, comfort, and functionality come together in perfect harmony. Designed to impress, this spacious home offers elegant living on the main level and a thoughtfully designed "illegal suite" in the walk-out basement – ideal for multigenerational living, guests, or supplementary income. Main Floor Elegance: A vaulted ceilings and a stunning gas fireplace anchor the sophisticated family room. Open-concept kitchen and dining area with seamless access to a large, elevated deck complete with a gas BBQ hookup. The chef's kitchen is a standout feature, complete with professionally painted cabinetry, newer upgraded stainless steel appliances, rich quartz countertops, under-cabinet lighting, a large peninsula with seating, and direct access to the expansive deck with a gas BBQ hookup perfect for indoor/outdoor living. Three generously sized bedrooms offering comfort and privacy, Main floor laundry for added convenience, Integrated surround sound system throughout, Central air conditioning for year-round comfort Outdoor Excellence: Impressive 28' x 26' heated double garage with hot water in-floor heating, 220V power, built-in shelving, and cabinetry. A dream for hobbyists or car enthusiasts. Additional parking beside the



garage, perfect for an RV, boat, or multiple vehicles Private yard with direct access from the deck, ideal for entertaining or relaxing in peace. Lumenox custom exterior lighting enhances both curb appeal and security. Walk-Out Lower Level: Large family room that can serve as part of the main home or be closed off for suite privacy. Beautifully finished illegal one-bedroom suite with private access from both inside and outside. Full kitchen, open-concept living and dining area, spacious bedroom, modern bathroom, and private laundry. Enjoy the comfort of hot water in-floor heating throughout the basement. Noteworthy Upgrades: New furnace and HRV unit (2023). New hot water tank (2025). Water softener system. This is more than a home – it's a lifestyle. With premium finishes, extensive upgrades, and a flexible layout tailored for modern families or those seeking a luxurious investment opportunity, this property truly stands out.

Built in 2006

Essential Information

MLS® #	A2256740
Price	\$734,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,345
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1957 High Country Drive Nw
---------	----------------------------

Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0A5

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage, Insulated, Off Access/Parking, 220 Volt V Remarks, Workshop in Garage
# of Garages	2

### Interior

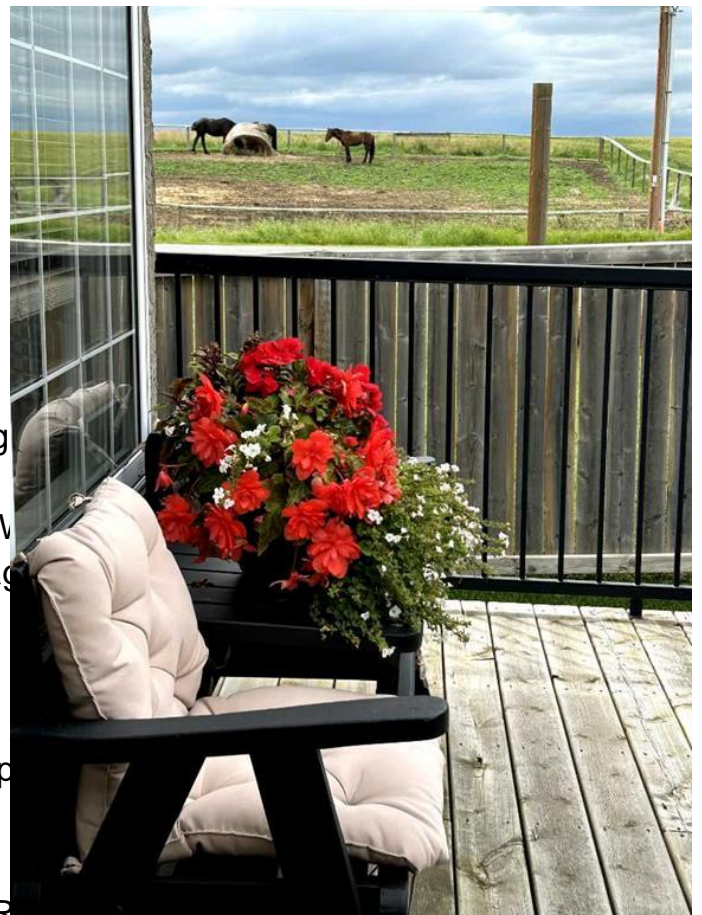
Interior Features	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	TND



**Listing Details**

Listing Office                      Century 21 Foothills Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.