

# \$519,900 - 47 High Ridge Crescent Nw, High River

MLS® #A2253611

**\$519,900**

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.

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2253611  |
| Price      | \$519,900 |
| 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    | September 2nd, 2025 |
| Days on Market | 37                  |
| Zoning         | TND                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.