

\$670,000 - 120 High Ridge Place Nw, High River

MLS® #A2220980

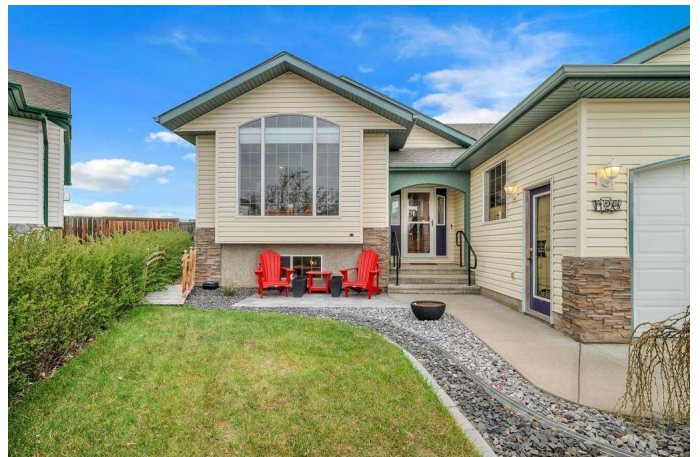
\$670,000

4 Bedroom, 3.00 Bathroom, 1,303 sqft
Residential on 0.23 Acres

Highwood Village, High River, Alberta

Gorgeous Bungalow with Mountain Views, a Massive Pie-Shaped Lot & No Rear Neighbours In the Heart of Beautiful High River! Located in a quiet cul-de-sac in a peaceful and friendly neighbourhood, this stunning bungalow offers nearly 2,500 sq ft of livable space and backs onto an open field with breathtaking mountain views a true retreat that blends privacy and nature.

Step into a grand foyer featuring beautiful oak railings and gorgeous hardwood flooring throughout the main living area. The spacious living room boasts a cozy gas fireplace, vaulted ceilings, large windows that fill the space with natural light, and plenty of pot lights for a warm, inviting ambiance. The elegant dining room leads to a massive 20'x18' deck, perfect for barbecues and entertaining. From there, step into the expansive backyard that includes RV parking gated, mature trees, a firepit on a concrete path, and thoughtful landscaping an outdoor oasis for all seasons. The spacious kitchen is a chef's delight, featuring solid wood cabinetry, a brand-new stainless steel refrigerator, built-in microwave hood fan, double electric oven, double composite sink and a large corner pantry with ample storage. A convenient main floor laundry room adds everyday ease, and the massive primary bedroom is a true sanctuary. It includes a private entrance to the backyard, space for a king-sized bed, and a fully renovated 5-piece ensuite with double vanity, granite countertops, large tiled shower, and



spa-like finishes. The second bedroom on the main level is generously sized, and the updated 4-piece bathroom includes a new vanity with granite countertops, completing the main floor. Downstairs, the fully developed basement offers a huge family/rec room with a wet bar, large windows, and loads of natural light. Two additional spacious bedrooms, an exercise room, and a 4-piece bathroom provide all the space and flexibility you need. Located within walking distance to the golf course and schools, this home is just a 14-minute drive to Okotoks and close to 2 public elementary schools and 1 high school. Book your showing today and experience the warmth and beauty of this exceptional home!

Built in 2001

Essential Information

MLS® #	A2220980
Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,303
Acres	0.23
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	120 High Ridge Place Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None, Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Gazebo, Lake, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	3
Zoning	TND

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.