

\$619,900 - 627 High View Park Nw, High River

MLS® #A2266042

\$619,900

2 Bedroom, 2.00 Bathroom, 1,281 sqft

Residential on 0.12 Acres

High River Golf Course, High River, Alberta

This 1280 sq ft walk-out villa has an abundance of upgrades and renovations and is the definition of move-in ready. The main level has an open floorplan with luxury vinyl plank throughout. A gorgeous gas fireplace with a stone face and mantle graces the living room. The kitchen is spacious with maple and glass cabinets, quartz countertops, maple butcher block island/eating bar, instant hot water tap, garburator, new sink, and new appliances. In the primary bedroom there is a walk-through closet with entrance to the renovated 5-piece bath. This level also has a den and mud/laundry room complete with built in features, new washer/dryer, and a lift (elevator style) that provides access to the basement and garage. The basement has a 31x26'™ rec room complete with upgraded window size, bar with sink, built in fridge, and another feature fireplace. Also on this level is large bedroom, spa like 3 piece bathroom with a deluxe tile shower, ample storage, and access to the new, expanded lower deck that features a charming Tiki bar while overlooking the peaceful pond, green-space and golf course. A few of the many upgrades in this home include new flooring, light fixtures, and shingles; removal of poly B; new electrical, water softener and central vacuum; new triple pane windows, staircase and railings, exterior and interior doors, baseboards and trim, electric awning on upper deck, a heated double garage and gas BBQ lines on both decks. There is also in-floor heating in both



bathrooms, central air, four light tubes, and a brass “speaking tube”, and brass ship bell that adds character and charm. The sewer and main water line have also been replaced with a new driveway. Located in a quiet cul-de-sac with no chance of golf balls coming into your yard, and low monthly fees that include snow removal and landscaping, this home offers serenity and easy, maintenance-free living. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 1990

Essential Information

MLS® #	A2266042
Price	\$619,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,281
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	627 High View Park Nw
Subdivision	High River Golf Course
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1E5

Amenities

Amenities	Snow Removal
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Low Maintenance Landscape, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	3
Zoning	TND
HOA Fees	120
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Southern Realty
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