

# **\$379,000 - 404 Prairie Sound Circle Nw, High River**

MLS® #A2245141

**\$379,000**

3 Bedroom, 4.00 Bathroom, 1,255 sqft  
Residential on 0.04 Acres

Highwood Lake, High River, Alberta

One-of-a-Kind Home in Immaculate Condition!

This beautifully maintained 3 bedroom, 3.5 bathroom home is truly one of a kind. The charming front veranda spans the width of the home and overlooks a spacious, tree-lined yard filled with mature landscaping—perfect for enjoying morning coffee or evening relaxation.

Inside, you're welcomed by gleaming hardwood floors and an open-concept layout. The bright kitchen features classic white cabinetry, ample counter space, and plenty of storage.

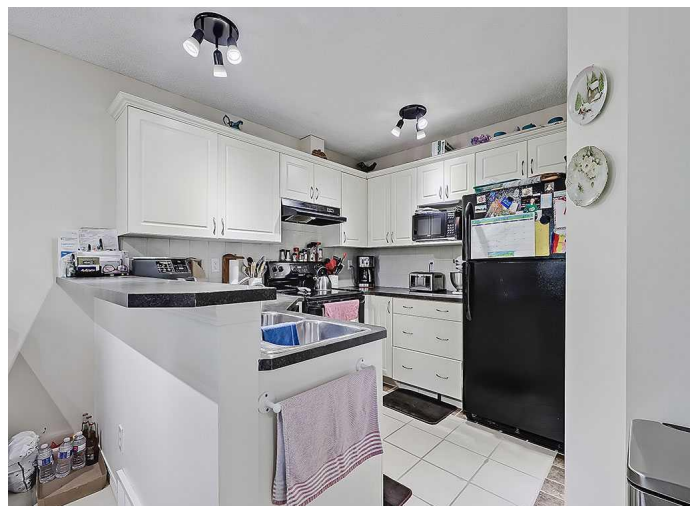
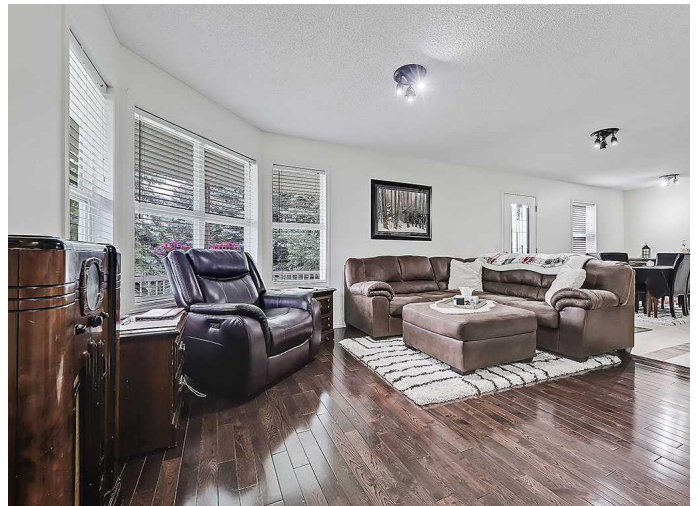
Upstairs, you'll find two generous bedrooms, each with its own 4-piece ensuite—ideal for privacy and convenience. A dedicated laundry room on the upper level adds to the practicality.

The fully finished basement includes a third bedroom, a cozy family room, and another full 4-piece bathroom, offering plenty of space for guests or extended family.

A single attached garage completes the package, providing extra value and storage.

Don't miss out—call today to schedule your private viewing of this exceptional home!

Built in 2005



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245141      |
| Price          | \$379,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,255         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 404 Prairie Sound Circle Nw |
| Subdivision | Highwood Lake               |
| City        | High River                  |
| County      | Foothills County            |
| Province    | Alberta                     |
| Postal Code | T1V 2A2                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Landscaped, Many Trees |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 11               |
| Zoning         | NCD              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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