

# \$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.

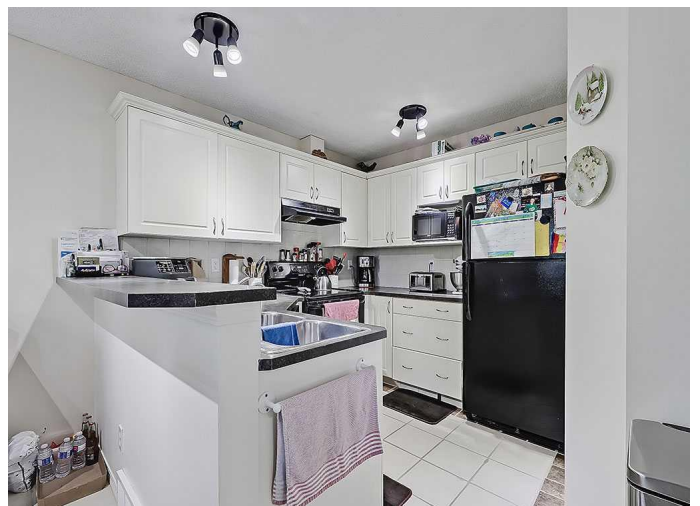
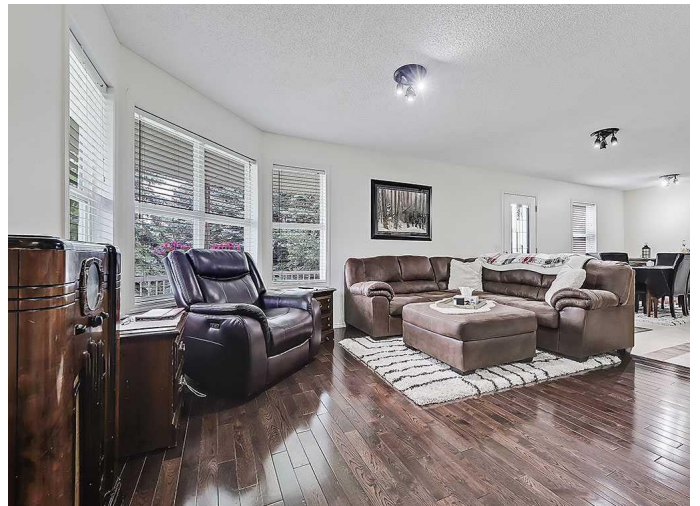
Upstairs, you'll find two generous bedrooms, each with its own 4-piece ensuite—ideal for privacy and convenience. A dedicated laundry room on the upper level adds to the practicality.

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 | 7                |
| Zoning         | NCD              |

**Listing Details**

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

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.