

\$1,799,000 - 602 Macleod Trail Sw, High River

MLS® #A2260138

\$1,799,000

3 Bedroom, 5.00 Bathroom, 2,716 sqft

Residential on 0.18 Acres

NONE, High River, Alberta

Welcome to one of High River's most iconic homes-a timeless 1940 Craftsman-style beauty nestled on a rare double corner lot. Just a short stroll from the charming downtown, this heritage property has been thoughtfully & extensively renovated, with a substantial addition completed in 2021 that blends seamlessly with the original architecture. With over 4,100 square feet of developed living space, this home offers the perfect balance of historic character & modern comfort. Every detail of this renovation was done with care, preserving the charm of the original structure while elevating the home with contemporary upgrades. At the heart of the home, you'll find a custom-designed kitchen surrounded by rich millwork, exposed brick, & sun-filled living spaces. The cozy living room, complete with a gas fireplace & period-inspired detailing, invites you to unwind & enjoy the character that only a home of this vintage can offer. One of the most remarkable features of the addition is the use of 120 year-old Douglas Fir hardwood flooring, sourced to blend perfectly with the original hardwood-a detail that speaks to the exceptional craftsmanship & care taken in every element of this renovation. The home features 3 bedrooms and 4.5 beautifully finished bathrooms. The primary bedroom is a true retreat, offering peaceful views & convenient access to the back of the property. The ensuite is luxurious & functional, with heated tile floors, a double vanity & a large



tiled walk-in shower. Off the generous walk-in closet, you'll find a conveniently located laundry area. A standout feature is the expansive loft space, with soaring vaulted ceilings, offering endless potential—whether used as additional bedrooms, a home office, or private gym. The fully developed basement includes another inviting living area, a wet bar for entertaining, a second gas fireplace, & ample room to relax or host guests. Outside, the property truly shines. Mature trees, lush gardens, & curated landscaping create a sense of privacy & peace, like your own private park. A heated koi pond adds a tranquil touch & the wrap around covered porch provides the perfect place to sit & enjoy the surrounding beauty. The saltwater hot tub provides a luxurious way to unwind, while the whimsical “She Shed” in the garden offers a quiet retreat. The stunning legal carriage suite is located above the triple detached garage. Just under 700 sq ft, cathedral ceilings, a full bathroom, huge balcony, & oversized windows that flood the space with light, this one-bedroom legal suite feels like a peaceful sanctuary—ideal for guests, extended family, or tenants. Schools & the hospital are nearby, making this home as practical as it is picturesque. Whether you're seeking a quiet lifestyle, small-town charm, space to grow, or a truly unique & character-rich place, this home offers something extraordinarily special. Residences like this rarely come to market—it’s a piece of High River history lovingly restored & ready for its next chapter.

Built in 1940

Essential Information

MLS® #	A2260138
Price	\$1,799,000
Bedrooms	3

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,716
Acres	0.18
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	602 Macleod Trail Sw
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1B5

Amenities

Parking Spaces	5
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Many Trees, Private
Roof	Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	38
Zoning	TND

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.