

**2202 High Country Rise NW
High River, Alberta**

MLS # A2277708

\$775,000



Division:	Highwood Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,505 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 2x Dishwasher, 2x dryer, 2x washer, 2 electric stove, garage control, microwave hood fan 2x refrigerator, all window coverings

Breathtaking MOUNTAIN VIEWS from your living room, dining room, and backyard! Incredible LOCATION with NO neighbours behind you. You will be immediately IMPRESSED by this BEAUTIFUL and IMMACULATE home from the moment you arrive. This stunning home has almost 2,700 sq. ft. of finished living space. As you enter, you are welcomed by a spacious foyer and a large flex room — perfect for a dining room, home office, or kids’s playroom. A few stairs up is the BRIGHT and OPEN main level with VAULTED ceilings. The large GOURMET KITCHEN has a massive ISLAND and tons of counterspace and cabinets, as well as newer STAINLESS STEEL appliances, overlooking the dining and living rooms. The living room features a cozy FIREPLACE. Patio doors lead to your spacious DECK — complete with a powered awning and fenced yard — where you can sit back, relax, and enjoy the stunning MOUNTAIN VIEWS and incredible SUNSETS. The main floor also has 2 bedrooms, 2 full bathrooms, and laundry. The large primary bedroom features a spa-inspired ENSUITE with an oversized soaker tub AND a double walk-in shower. The lower level is fully FINISHED with a large rec/family room and a second kitchen complete with a breakfast bar. There are also 2 additional bedrooms, another full bathroom, separate laundry, plenty of storage, and in-floor heat. The LARGE HEATED Double Attached GARAGE (approx. 583 sq. ft.) has 10’s doors, 11’s ceilings, and a 3-phase power supply. Some additional features of this stunning home include irrigation for the front and gardens, including flowerbeds, central AC, and NEW flooring on the main level. Don’t miss out on this opportunity to own in the sought-after community of Highwood Village! Homes with stunning MOUNTAIN VIEWS like this

don't come on the market very often!