



GRASSROOTS
REALTY GROUP

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711 High Country Drive NW
High River, Alberta

MLS # A2227619



\$629,900

Division:	High River Golf Course		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: basement refrigerator

This thoughtfully laid-out, fully finished walk-out home offers over 3,000 sq ft of space with 4 bedrooms and 3.5 bathrooms, perfectly suited for family living and entertaining. Backing onto a green space, pond, and the Highwood Golf Course, this property combines comfort, functionality, and views. Recent updates include : all poly-b plumbing removed (2024 & 2025), basement bathroom renovation, new humidifier, and new dishwasher all done in 2024. New roof shingles, 4 windows replaced, deck railing, garage door, flooring throughout main floor, and powder room renovation all done in 2023. The bright and welcoming main floor features an open-concept kitchen with breakfast nook, stainless steel appliances, full height cabinets, stone countertops, and direct access to the south-facing deck—an ideal spot to relax and enjoy the greenspace and golf course views. Two spacious living areas offer flexibility for both family life and entertaining. A dining area, updated powder room, and convenient mud/laundry room complete this level. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a spacious 5-piece ensuite featuring a soaker tub and fully tiled stand-up shower. The walk-out lower level offers a fourth bedroom, full bathroom, cozy family room with a gas fireplace, wet bar, and ample storage. Step outside to a covered patio and enjoy the fully fenced, south-facing yard. Additional features include a double garage with an oversized driveway, central air conditioning and a newer furnace (approximately 6 years old), ensuring year-round comfort. Located in a quiet community close to parks and schools and with convenient access to Highway 2A for an easy commute to Okotoks and Calgary. This home is move-in ready and offers the rare combination of updates, location, and lifestyle. Don’t miss

the opportunity to make it yours!