



GRASSROOTS
REALTY GROUP

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2262 High Country Rise NW
High River, Alberta

MLS # A2234217



\$759,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Highwood Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,358 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | 220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, H | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Private | | |

Heating: Boiler, In Floor, Natural Gas

Floors: Cork, Hardwood, Slate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Cedar, Stone, Vinyl Siding

Foundation: ICF Block

Features: Bookcases, Ceiling Fan(s), French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub, Shed

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Discover Executive living in this custom built two-storey home; on sought-after High Country Rise! An inviting slate foyer opens to a bright main-floor den; while the chef's kitchen impresses with solid-wood cabinetry, huge island with eating bar, walk-in pantry and expansive counter space. The adjoining dining nook and living room showcase picture-perfect Rocky Mountain views, custom built-in cabinetry and gas fireplace. Step outside to an extraordinary covered patio, complete with built-in hot tub - overlooking a fully fenced, irrigated yard with raised perennial beds and garden shed. Up the graceful wood staircase, the upper level offers a spacious family/bonus room, convenient laundry, two generous secondary bedrooms and a 4-piece bathroom. The sun-kissed primary retreat spans east-to-west, boasting a 4-piece spa ensuite (make-up station, soaker tub, walk-in shower) and walk-in closet. The in-floor-heated basement is entertainer-ready with a large recreation area, additional bedroom and 4-piece bathroom. Extras you'll love: air conditioning, water softener, oversized double garage with heated epoxy floor, gemstone lighting, high efficiency hydronic heating system, custom coat storage in the mud-room and abundant windows throughout. All this is minutes to schools, parks, pathways, golf course and Highway 2 for an easy Calgary/Okotoks commute. Stylish, meticulously maintained and move-in ready - this High River gem is the whole package!