



**GRASSROOTS**  
REALTY GROUP

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**2073 High Country Rise NW  
High River, Alberta**

**MLS # A2238774**



**\$760,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,396 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Pie Sh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Remote Control Garage; Gas Bbq; Shed		

High River, discover the perfect blend of space, style and small-town charm in this beautifully designed 2396+ sq. ft. two storey. Thoughtfully laid out and ideal for families seeking both comfort, functionality and entertaining. Front covered porch for your morning coffee. The main level features an expansive open-concept floor plan with vaulted high ceilings and connects the spacious living room with a full wall of windows for an abundance of natural light, cozy floor to ceiling stone gas fireplace, dining room and upgraded kitchen complete with large island, walk-in pantry and stainless steel appliances. Den which could be used as an additional main floor bedroom. 4 pce. main bathroom. Mud/laundry room has a dog shower. Large primary bedroom with a door to access the covered portion of rear deck. 5 pce. en-suite with walk-in closet. Upstairs there are two additional good sized bedrooms; 4 pce. bathroom; bonus room which overlooks the main floor and has a door to West facing balcony. Upgrades over the last year: kitchen - quartz countertops; backsplash; island; luxury vinyl plank flooring throughout main; stainless steel appliances - fridge, dishwasher; lighting and hot water tank. There is a Northwest facing deck - wonderful stone/granite countertop sit down wet bar which is great for entertaining. An amazing rear landscaped yard with planter boxes, fire pit and RV parking accessible by back lane. Double oversized attached garage, extra wide front driveway for three vehicles. Partially finished basement - framed awaiting your final touches. Close to park/water park, schools, shopping, walking paths and Highwood golf course. Whether you are upgrading or planting roots in a welcoming community, this High River home with a huge yard offers a nice lifestyle for the whole family.

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