



**GRASSROOTS**  
REALTY GROUP

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**1957 High Country Drive NW  
High River, Alberta**

**MLS # A2256740**



**\$724,000**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, and Dryer, Water System (as is), Electronics for Sound System, Pergola and Sun Screen, Lower Deck Umbrella, 1100 Litre Water Tank with Pumps, Existing Built-ins and Shelving in Garage, Fresh Air Circulation System (as is), Lumenox exterior lighting.

Luxury Living with Exceptional Versatility &dash; A Rare Opportunity Welcome to this beautifully appointed&nbsp;bungalow, where style, comfort, and functionality come together in perfect harmony. Designed to impress, this spacious home offers elegant living on the main level and a thoughtfully designed&nbsp;illegal suite&nbsp;in the&nbsp;walk-out basement&nbsp;&dash; ideal for multigenerational living, guests, or supplementary income. Main Floor Elegance:&nbsp;vaulted ceilings&nbsp;and a stunning&nbsp;gas fireplace&nbsp;anchor the sophisticated family room. Open-concept kitchen and dining area with seamless access to a large, elevated deck complete with a&nbsp;gas BBQ hookup. The chef&rsquo;s kitchen is a standout feature, complete with professionally painted cabinetry, newer upgraded stainless steel appliances, rich quartz countertops, under-cabinet lighting, a large peninsula with seating, and direct access to the expansive deck with a gas BBQ hookup perfect for indoor/outdoor living. Three generously sized bedrooms offering comfort and privacy, Main floor laundry&nbsp;for added convenience, Integrated surround sound system&nbsp;throughout , Central air conditioning&nbsp;for year-round comfort Outdoor Excellence: Impressive&nbsp;28' x 26' heated double garage&nbsp;with&nbsp;hot water in-floor heating, 220V power, built-in shelving, and cabinetry. A dream for hobbyists or car enthusiasts. Additional parking beside the garage, perfect for an&nbsp;RV, boat, or multiple vehicles Private yard with direct access from the deck, ideal for entertaining or relaxing in peace. Lumenox custom exterior lighting&nbsp;enhances both curb appeal and security. Walk-Out Lower Level: Large family room that can serve as part of the main home or be closed off for suite privacy. Beautifully finished&nbsp;illegal one-bedroom

suite&nbsp;with private access from both inside and outside. Full kitchen, open-concept living and dining area, spacious bedroom, modern bathroom, and&nbsp;private laundry. Enjoy the comfort of&nbsp;hot water in-floor heating&nbsp;throughout the basement. Noteworthy Upgrades: New furnace and HRV unit (2023). New hot water tank (2025). Water softener&nbsp;system. This is more than a home &mdash; it's a lifestyle. With premium finishes, extensive upgrades, and a flexible layout tailored for modern families or those seeking a luxurious investment opportunity, this property truly stands out.