



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1945 High Country Drive NW
High River, Alberta

MLS # A2257471



\$734,000

Division:	Highwood Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
-------------	-----

Five bedroom, 1400 sq ft high quality bungalow designed for a family. This home has an exceptional kitchen with beautiful high-end finishes, quartz counters and backsplash, large island, and an over-the-stove pot tap. The home is flooded with natural light and the dining room opens onto a private, covered upper deck. This level also has two bedrooms, including the spacious primary bedroom with a 5-piece ensuite and walk-in closet. Also on the main floor are the living room with cozy gas fireplace, 4-piece bathroom and a laundry room with built in cabinets. In the fully finished walk-out are 3 more bedrooms, 3-piece bathroom, and a 22' x 17' family room. The yard has a large patio, is fully fenced, private, low maintenance, and has alley access. There is an oversized 32' x 24' garage that is insulated, painted, and has excellent lighting. Extras in this home include in-floor heating, central air conditioning, high efficiency boiler, and a water softener. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.