



GRASSROOTS
REALTY GROUP

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1945 High Country Drive NW
High River, Alberta

MLS # A2257471



\$699,900

| | | | |
|-----------|-------------------------------------------------|--------|------------------|
| Division: | Highwood Village | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,400 sq.ft. | Age: | 2024 (2 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: | Full | 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.