



**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.