



**2026 High Country Rise NW
High River, Alberta**

MLS # A2285078



\$649,900

Division:	Highwood Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,484 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher Built-In, Microwave Built-In, Pax Wardrobe.

There is something about High River that you cannot quite explain until you experience it. The pace slows, the streets feel quieter, kids are actually outside riding bikes and neighbours still wave when you drive by. It is the kind of town where you trade chaos for connection without sacrificing convenience. Okotoks, Costco and everyday amenities are just minutes away, and Calgary remains an easy commute when you need it. Now pair that lifestyle with a bungalow backing directly onto green space, a pump track and park right out your back gate, and no rear neighbours behind you. Nearly 2,700 square feet of developed living space across two levels gives you room to breathe. Three full bedrooms on the main floor, which is rare for a bungalow, means young families can stay together upstairs, and downsizers can still host grandkids or create the perfect home office without compromise. The main level has been extensively renovated with updated flooring, bathrooms, kitchen, fireplace and fresh paint, creating a warm, move in ready feel the moment you step inside. The east facing covered deck is where mornings start slowly with coffee and sunrise light, and the primary suite feels like a true retreat with a deep soaker tub, separate shower and walk in closet. Downstairs, high ceilings and in floor heat transform the lower level into space you will actually use, not space you settle for. Massive bedrooms, vinyl plank flooring and a media area ready for movie nights make it ideal for growing families or long term guests. Central air conditioning keeps summers comfortable, and the oversized double garage has been fully insulated and drywalled, adding clean, functional space that extends beyond the house itself. The yard is intentionally low maintenance, yet it opens onto all the green space you could ever want, complete with in ground irrigation and a separate dog run. This is

the kind of home that quietly checks every box, where kids can run out the back gate to the park and adults can finally exhale at the end of the day. 2026 High Country Rise is more than a bungalow. It is small town living done right, with the space, comfort and community people move south for. Come see it in person and you will understand.