



**2049 High Country Rise NW
High River, Alberta**

MLS # A2300184



\$654,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,469 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NA

Welcome to this well-maintained and spacious home. Perfect for families or anyone seeking comfort and convenience. Featuring 5 bedrooms and 3 full bathrooms. This property offers an open-concept layout, with neutral decor. A modern kitchen with updated appliances, Granite counter tops, under counter lighting and corner pantry. A cozy living area ideal for entertaining. The basement has in floor heating, a huge family room which holds a massive sectional couch, great for family movie nights. Built in cabinetry for storage and TV placement. 2 spare bedrooms for the grand children or company. A Jack and Jill 4 pce bathroom. The garage is oversized 24'5 x 25'6 and 10 foot ceilings. The back deck is a little bit of heaven as they have added curtains for privacy and there are 2 gas bar b q hookups. Sellers added Central air conditioning for those hot summer days, new microwave and dishwasher, new water tank 2024, furnace was rebuilt by GM Mechanical, new motor for garage door and Gemstone lighting !. Call NOW to book your private viewing! This home is move in ready and awaiting its new family to call it home.