



**2221 High Country Rise NW
High River, Alberta**

MLS # A2301790



\$684,900

Division:	Highwood Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,304 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting		

Inclusions: Storage Shelves In Basement & Garage

Experience true pride of ownership in this gorgeous, move-in-ready family home! The main floor offers a perfect balance of work and play, featuring a private office with stylish barn doors and a spacious living room anchored by 9ft ceilings and a cozy gas fireplace. The chef's kitchen impresses with granite countertops, two-tone cabinetry, and newer stainless steel appliances, while the sunny breakfast nook leads you directly to an east-facing deck with a custom-made pergola. Extensive recent upgrades include refinished hardwood floors, brand-newer plush carpet, and central A/C for year-round comfort. Upstairs, you'll find a massive bonus room with vaulted ceilings and a bright primary retreat featuring a walk-in closet and a spa-like 5pc ensuite. Complete with a double attached garage and a basement already drywalled and wired for electrical, this home offers incredible potential to add your own finishing touches—do not sleep on this one!