



**2098 High Country Rise NW  
High River, Alberta**

**MLS # A2131600**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,264 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this spacious 2264sqft, 3 bedroom, 2.5 bathroom, 2 storey, air conditioned home, with double attached garage, in the sought after neighborhood High Country Rise! The main level of this home offers a spacious and open concept, with hardwood floors, vaulted ceilings, natural gas fireplace, and large windows. It has a huge front entry, and a gorgeous kitchen, filled with stainless steel appliances, a gas stove, granite counter tops, eating bar, and a walk through pantry. The living and dining room have plenty of space for family and friends, there is also a den, mudroom, and 2pc bathroom. You will continue to notice the size of this home, as you head up stairs to 3 spacious bedrooms, the primary with a 5pc en suite and walk in closet. It also offers a large bonus room, upper floor laundry, and another 4pce bathroom. The basement is wide open and ready for your finishing touch. Outside is a great deck and yard space. The east facing deck is perfect for those morning coffees with sun, and afternoon beverages in the shade of a hot afternoon. This property is close to schools, parks, and walk paths. It also offers quick and easy access to a commute in any direction. Come and see all this property has to offer! Book your showing today!!