



**115 High Ridge Place NW
High River, Alberta**

MLS # A2137334



\$770,000

Division:	Highwood Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,439 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Murphy Bed

115 High Ridge Place is a beautiful custom built fully developed two-storey walkout. This homes unique character, charm and seamless design will appeal to all families. The gorgeous curb appeal immediately impresses as you are greeted by the quaint front porch. Upon entering this home you are welcomed by the grand vaulted dining room. From the entry you also have a beautiful view across the living room out through the large windows onto the back garden. This is a versatile space for entertaining that ideally leads to the dining and kitchen area. Sit and relax in front of the fireplace which extends floor to ceiling with built in shelving. The French doors in the living room lead out onto the tranquil backyard. This is an amazing space with multi level decking. It is beautifully landscaped with perennial and raised flowerbeds. Culinary experiences are inspired in the stunning kitchen, boasting a breakfast bar, stainless steel appliances, gas stove and butlers pantry. The main floor den is tucked away and offers a cozy retreat. There is also a 2 piece guest bath conveniently located off the foyer. The main floor laundry is located off the garage where you will find a beautifully designed mud room. This home has six large bedrooms. The primary bedroom is on the main floor featuring a large walk-in closet and lavish ensuite boasting a deep soaker clawfoot tub, and tile shower with double vanity. This unique design allows for more living space on the second storey. You will find three well appointed bedrooms another family room and four-piece bathroom. The lower level in this home is a fully developed walk-out with new paint and laminate flooring throughout. There is an additional bedroom with a large four-piece bath. You will find that the storage in this home is ample! The access to the lower level patio is perfect for entertaining between the large recreation room and backyard.

Garage space is not an issue with the triple attached garage. This exquisite home is in an amazing location close to walking paths, shops, parks, golf course and school. You must see this home to experience how private and charming this property truly is.