

\$859,000 - 2149 High Country Rise Nw, High River

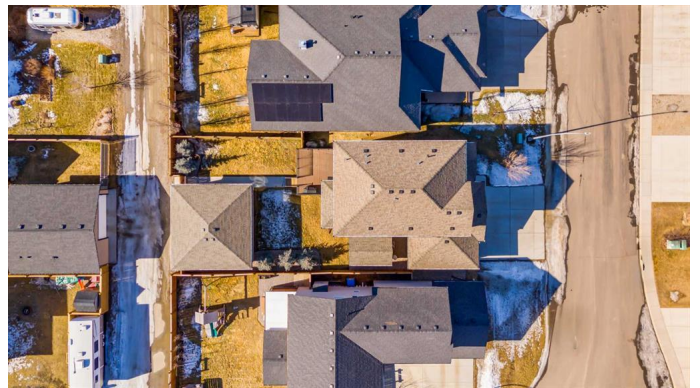
MLS® #A2206414

\$859,000

3 Bedroom, 3.00 Bathroom, 2,324 sqft
Residential on 0.15 Acres

Highwood Village, High River, Alberta

PARKING FOR 8+ VEHICLES! FEATURING A TRIPLE CAR ATTACHED GARAGE + ADDITIONAL 2-BAY REAR GARAGE & SHOP + LARGE FRONT DRIVEWAY! MASSIVE & PRIVATE 50 X 132 LOT | CENTRAL AC | SEPARATE SIDE ENTRANCE TO BASEMENT | Welcome home to this picture-perfect luxury family home, where you will have plenty of room for everyone and everything! This home features nearly 2,500 Sq.Ft of developed living space + a massive basement with Separate Side Entrance! This stunning home feels like a Show Home from the moment you walk through the front door! The tour starts off with the highly sought-after main floor office, to your right, as you enter through the front door! As you proceed into the main living space, the large & inviting fully open-concept living space is truly the Heart and Soul of this magnificent home! The hardwood floors beautifully complement the never-ending Quartz countertops throughout. The kitchen features impressive appliances, including your natural gas fueled range! The walk-thru pantry seamlessly leads to the attached TRIPLE car garage! bringing in the groceries will never be a chore again! Enjoy meals and games nights together in your large dining room, just off the kitchen. Relax and be at ease in your large living room, where the striking gas fireplace is the focal point; reinforced by the built-in custom shelving. This level is complete with a 3-pc bath, perfect for when you are



entertaining friends and family! Heading upstairs, the Primary bedroom is MASSIVE - including the walk-in closet. The stunning spa-like 5-pc ensuite features a luxury jetted soaker tub, glass stand-up shower, double vanities + water closet. On the front of the home is a large Bonus Room, perfect for movie nights with the family. The top floor features 2 more large bedrooms - perfect for the kids and/or to be used as Guest bedrooms, another stunning 4-pc bath + TOP FLOOR LAUNDRY! Heading to the basement, this home features a separate side-entrance and provides an unspoiled space for your future dream basement or other possibilities! Heading outside once again: your large SOUTH-facing backyard features an oversized composite deck, complete with privacy screens, and plenty of space for the kids and pets to play! There is not only a gas line for your BBQ, but there is also another gas line already in place on your deck, to easily hook up a fire table on the deck. The final part of this tour is what will seal-the-deal: the back shop (29'x24'), with alley access, offers so many possibilities! The shop has double bays complete with a 220-volt hook-up, features 100-amp service & is heated! This home is located in one of the best & newest communities - just a 3-minute walk to the Spray Park, walking distance to Notre Dame School & easy access to shopping & more + quick access to the highway for trips out of town or work in the city. This stunning home offers it all - book your private showing today!

Built in 2016

Essential Information

| | |
|----------|-----------|
| MLS® # | A2206414 |
| Price | \$859,000 |
| Bedrooms | 3 |

| | |
|----------------|-------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,324 |
| Acres | 0.15 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2149 High Country Rise Nw |
| Subdivision | Highwood Village |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 0E1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 8 |
| Parking | Double Garage Detached, Driveway, Heated Garage, 220 Volt Wiring, Additional Parking, Alley Access, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Insulated, Off Street, Oversized, See Remarks, Triple Garage Attached, Workshop in Garage |
| # of Garages | 5 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Low Flow Plumbing Fixtures |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Range, Humidifier, Oven, See Remarks, Water Softener |
| Heating | Forced Air, Natural Gas, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished, Exterior Entry |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, BBQ gas line, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Private, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Stone |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 33 |
| Zoning | TND |

Listing Details

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|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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