

# \$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

**\*\*Back on the market due to buyers unable to secure financing\*\*** 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'x24'11"), 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	Additional Parking, Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Off Street, Oversized, See Remarks, Triple Garage Attached, Workshop in Garage, 220 Volt Wiring
# of Garages	5

### Interior

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

Basement	Exterior Entry, Full, Unfinished
----------	----------------------------------

## Exterior

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

## Additional Information

Date Listed	March 28th, 2025
Days on Market	22
Zoning	TND

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.