



**2002 High Country Rise NW  
High River, Alberta**

**MLS # A2305093**

**\$650,000**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Highwood Village                         |               |                   |
| <b>Type:</b>     | Residential/House                        |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 2,203 sq.ft.                             | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Corner Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Mixed, Vinyl Siding   | <b>Zoning:</b>    | TND |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

Welcome to this beautifully updated, freshly painted and AIR CONDITIONED former show home in Highwood Village, perfectly located on a quiet street and backing directly onto a park. Set on a large corner lot with a huge yard, this home offers direct access to a playground, bike pump track, and spray park &mdash; an ideal setup for families. The school bus conveniently stops right outside the front door. Inside, the home is bright and inviting with an abundance of windows throughout. The main floor features a sunny front flex room, a functional mudroom off the double attached garage, and an open-concept living space anchored by a well-appointed kitchen with newer appliances, stone countertops, a large pantry, and extra windows. Upstairs includes three bedrooms, convenient upper laundry, and a spacious bonus room with vaulted ceilings. The primary suite offers a generous layout, a double vanity, soaker tub, separate shower, and a large organized closet. Recent updates include fresh paint and new flooring, with carpet only on the stairs and in the bedrooms. Additional features include air conditioning, irrigation system blown out and ready to go, water softener, humidifier, and a wrap-around porch. A rare opportunity to own a move-in ready home in a family-focused community with parks, pathways, and golf nearby, along with easy access to Hwy 2 to have you on your way to your next adventure.