



**1126 Highland Green View NW
High River, Alberta**

MLS # A2307040



\$785,000

Division:	Highland Green Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,603 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Wired for Sound

Inclusions: Shed, TV (and remotes) in lower family room, system to run sound surround (located in upper oak built in), Central Vac - attachments - one on each level

Welcome to 1126 Highland Green View NW — an architecturally designed executive bungalow offering over 2,700 sq ft of beautifully developed living space on a large corner lot. Thoughtfully crafted with exceptional attention to detail, this 2+2 bedroom home seamlessly blends luxury, comfort, and functionality. From the moment you arrive, you’ll appreciate the inviting covered front porch, expansive deck, massive garage, and RV parking. The professionally landscaped yard is designed for low maintenance and maximum enjoyment, featuring mature trees, extensive rockwork, retaining walls, fencing, and a matching garden shed. Step inside to a spacious sunken entryway, perfect for welcoming guests. The main level showcases rich Brazilian cherry hardwood flooring and an abundance of natural light. The living room is a true centerpiece, complete with custom oak built-ins and a stunning stone fireplace—an ideal space to relax or entertain. Adjustable top-down/bottom-up blinds and whole-home surround sound (including the deck) add both comfort and versatility. The dining area features vaulted ceilings and a charming north-facing bay window, perfectly suited for hosting family gatherings. The chef-inspired kitchen offers custom cabinetry, granite countertops, a central island with eating bar, tiled backsplash, and high-end stainless steel appliances. Step outside to your private covered deck with integrated surround sound—perfect for summer evenings. The main floor also includes a spacious primary retreat with vaulted ceilings and a luxurious ensuite featuring a skylight, steam shower, and air-jetted tub. As you move through the hallway, look up to admire the custom mural ceiling with integrated lighting. A second large bedroom, a full bathroom, and convenient main floor laundry complete this level.

Downstairs, illuminated stair lighting guides you to a fully developed basement with in-floor radiant heating. Behind French doors, the expansive family room features a slate fireplace, oak built-ins, and plenty of space for entertaining. Two additional bedrooms, a full bathroom, and an insulated cold room provide excellent flexibility for family or guests. The oversized double garage is truly a standout and must be seen in person. Complete with a skylight, hot and cold water, heat, a workbench, and direct access to the side yard, it offers ample space for vehicles as well as projects and hobbies. Additional upgrades include Low-E/Argon windows, skylights, walk-in closets, built-in entertainment units, central vacuum, water softener, RO filtration system, a high-efficiency 5-speed furnace with electronic filter, air conditioning, along with a gas line to the deck complete this impressive package. This is a truly exceptional home that must be seen to be fully appreciated.