



GRASSROOTS

REALTY GROUP

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**1217 High Country Drive NW
High River, Alberta**

MLS # A2313580



\$789,000

Division:	High River Golf Course		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,336 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Close to Clubhouse, Landscaped, On Golf Course, Rectangular Lot, See Rem		

Heating:	In Floor, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Marble	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: none

\$40,000 PRICE IMPROVEMENT. Experience executive bungalow living at its finest with this stunning walk-out home backing directly onto the Highwood Golf & Country Club and showcasing exceptional golf course views. Offering over 4,000 sq ft of developed living space, this impressive 3 bedroom home is perfectly designed for both family living and entertaining. As you enter, you are welcomed by a spacious living room that flows into a large dining area complete with built-in cabinetry. 9 Ft. ceilings throughout make this a very spacious feeling. Above the garage, a versatile bonus room provides the perfect space for an additional bedroom, home office, or hobby room. The main floor features 2 generous bedrooms, including a luxurious primary retreat with breathtaking golf course views, built-in cabinets, a walk-in closet, and a spa-inspired 5-piece ensuite. The bright kitchen overlooks the course and offers an abundance of cabinetry, a centre island, and excellent workspace for entertaining and everyday living. Just off the kitchen, the warm and inviting family room features a gas fireplace and wet bar. The breakfast nook opens onto a covered south-facing deck that spans the length of the home and delivers spectacular panoramic views. A stunning spiral staircase leads to the fully developed walk-out basement with 9 foot ceilings and in-floor heating throughout. This incredible lower level includes a massive family room with gas fireplace, wet bar, summer kitchen, and a separate media room perfect for movie nights or entertaining guests. An additional bedroom and a beautifully appointed 3-piece bathroom with steam shower complete the lower level. The oversized attached garage is also equipped with in-floor heat and offers convenient direct access to the basement. This exceptional property combines luxury, space, and an unbeatable golf course location. Call today to

book your private showing of this remarkable home!