



**2193 High Country Rise NW  
High River, Alberta**

**MLS # A2314454**



**\$789,900**

<b>Division:</b>	High River Golf Course		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Reverse Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Wet Bar		

**Inclusions:** rubbermaid garden storage

Luxurious 1693 square foot fully finished bungalow in a choice location in Northwest High River. This immaculately maintained home has a vaulted ceiling, exceptional kitchen, three bedrooms plus a main floor den, and a large, private, covered deck overlooking the beautifully landscaped backyard. The kitchen has lots of cupboards and counter space, excellent appliances, under-counter lighting, a huge island and granite countertops. There is a main floor laundry room with cabinets, and a spacious and sunny primary bedroom with a deluxe ensuite and a walk-in closet. Downstairs the large family room has high-quality built-in cabinetry, a wet bar and a fireplace, there are two bedrooms both with walk-in closets and lots of storage. There is also a staircase giving direct access to the garage from a mudroom area with built-in desk and cabinets. The attached heated garage is truly oversized a 25' deep bay big enough for a full size pick-up, two exterior man doors, and a staircase direct to the basement. Exterior features include a private concrete patio in the backyard wired and ready for a hot tub, a covered front porch and a front patio, and a back lane. Other extras include air-conditioning, in-floor heating downstairs, a water softener. This fine property is in spotless condition. click the multimedia tab for an interactive virtual 3D tour and floor plan.