



GRASSROOTS
REALTY GROUP

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1120 High Country Drive NW
High River, Alberta

MLS # A2321426



\$739,900

Division:	High River Golf Course		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gazebo, L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage		

Inclusions: none

A rare opportunity to own a beautiful 2-storey home backing onto the golf course. This spacious 2,114 sq. ft. of living space features a fully developed walkout basement and a four-season sunroom with stunning views of the greens. The main floor offers timeless oak cabinetry, a functional kitchen with an island, and a family room featuring a gas fireplace and built-in bookcases. The lower level is designed for entertaining, complete with a bar, wine room, fourth bedroom, and a three-piece bath. Outdoor living is exceptional, featuring a tiered deck, a hexagon gazebo, a stamped concrete patio, and underground sprinklers. With four bedrooms, four bathrooms, and extensive upgrades throughout, this home perfectly blends comfort and style. This one is "fore" you!