

# \$739,000 - 2014 High Country Rise Nw, High River

MLS® #A2209692

## \$739,000

3 Bedroom, 3.00 Bathroom, 2,418 sqft

Residential on 0.13 Acres

Highwood Village, High River, Alberta

This former show home is now ready for its new family, Situated in north west high river, and backing onto Play ground, spray park and BMX pump-track, this home is all about location. close to bus stops for Elementary school, and a short walk to Notre Dame Colligate JR. and SR. High School. with Shopping and Golf course near by. all bedroom have walk in closets, the oversized primary has two, with a big family room with built in cabinets on second floor, and a very well laid out main floor of a den/dining room, open living kitchen with dinette at the back, with large deck to sit on and enjoy the view... and watch the little one play at the park. there is another possible 1000 plus square feet in basement to develop.... giving this home a total 3400plus sq feet of livable space. this home has Dual furnaces, and air conditioners, for better climate control, an oversized heated garage, all located just a short drive to down town high river, or just ten minutes to Okotoks. call your favorite Realtor today and book your showing.

Built in 2007

## Essential Information

MLS® #	A2209692
Price	\$739,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,418
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2014 High Country Rise Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0C9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2
Waterfront	See Remarks

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Jetted Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	21
Zoning	TND

### **Listing Details**

Listing Office	Royal LePage Solutions
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