

# \$829,000 - 436 Riverside Green Nw, High River

MLS® #A2197413

**\$829,000**

3 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 0.12 Acres

Vista Mirage, High River, Alberta

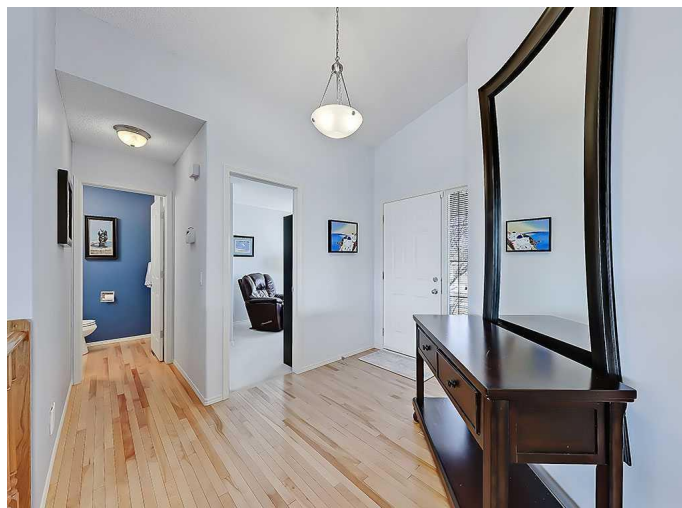
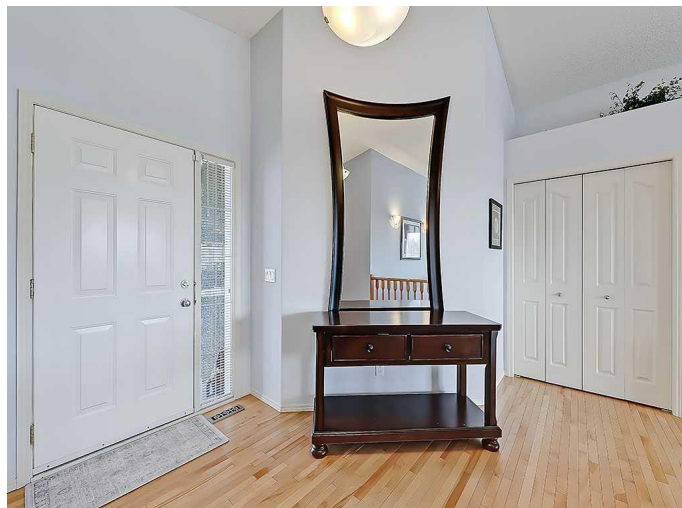
\*\*\* Open House Sunday March 16, 2-4pm\*\*\*

Nestled along the scenic Highwood river, this wonderfully finished bungalow offers an inviting spacious layout. Fully finished this home offers a bright open floor plan that is enhanced by the amazing panoramic views of the river. As you enter the home you are greeted with vaulted ceilings and elegant hardwood floors that lead into the kitchen featuring granite countertops and a gourmet kitchen with center island, the dining area leads out to a massive back deck, perfect for entertaining. The living room is centered with a gas fireplace and large windows. The primary bedroom has a walk-in closet and 4pc ensuite. A den / bedroom finishes off the main floor. The developed basement has a large family room with second gas fireplace and features a wet bar and 9ft ceilings. A third bedroom, 3pc bathroom is ideal for guests or family gatherings. Do not miss this exceptional home, call today to book your private showing.

Built in 2003

## Essential Information

MLS® #	A2197413
Price	\$829,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,406
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	436 Riverside Green Nw
Subdivision	Vista Mirage
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1M5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	32
Zoning	TND
HOA Fees	145
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.