

# \$665,000 - 2243 High Country Rise Nw, High River

MLS® #A2201810

## \$665,000

4 Bedroom, 3.00 Bathroom, 1,247 sqft  
Residential on 0.14 Acres

Highwood Village, High River, Alberta

This beautiful, clean and well maintained two bedroom bungalow also has an illegal suite. The home is very well built and finished with high quality Cherrywood cabinets and granite counters in the kitchen, a vaulted ceiling in the living room, built in closet cabinetry, solid oak and LVP floors throughout, and main level laundry. Downstairs the two bedroom suite has independent outside access, a full kitchen, laundry, soundproofing, and is spacious and bright. The attached garage is heated, and there is a covered front verandah plus a shady and private covered rear deck, and the basement is roughed-in for in-floor heating. It is located on High Country Rise NW with has an extra deep lot and a back lane. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201810    |
| Price          | \$665,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,247       |
| Acres          | 0.14        |
| Year Built     | 2012        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2243 High Country Rise Nw |
| Subdivision | Highwood Village          |
| City        | High River                |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1V 0A5                   |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Alley Access, Double Garage Attached, Driveway, Additional Parking |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Smoking Home  |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Up To Grade  |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 20               |
| Zoning         | TND              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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