

\$759,000 - 2262 High Country Rise Nw, High River

MLS® #A2234217

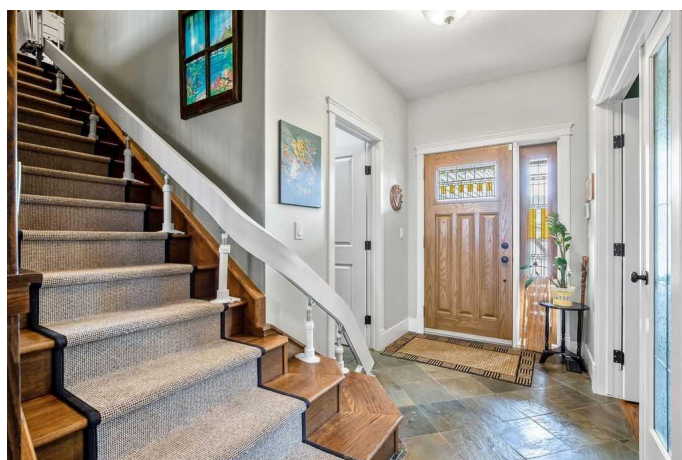
\$759,000

4 Bedroom, 4.00 Bathroom, 2,358 sqft

Residential on 0.15 Acres

Highwood Lake, High River, Alberta

Discover Executive living in this custom built two-storey home; on sought-after High Country Rise! An inviting slate foyer opens to a bright main-floor den; while the chef's kitchen impresses with solid-wood cabinetry, huge island with eating bar, walk-in pantry and expansive counter space. The adjoining dining nook and living room showcase picture-perfect Rocky Mountain views, custom built-in cabinetry and gas fireplace. Step outside to an extraordinary covered patio, complete with built-in hot tub - overlooking a fully fenced, irrigated yard with raised perennial beds and garden shed. Up the graceful wood staircase, the upper level offers a spacious family/bonus room, convenient laundry, two generous secondary bedrooms and a 4-piece bathroom. The sun-kissed primary retreat spans east-to-west, boasting a 4-piece spa ensuite (make-up station, soaker tub, walk-in shower) and walk-in closet. The in-floor-heated basement is entertainer-ready with a large recreation area, additional bedroom and 4-piece bathroom. Extras you'll love: air conditioning, water softener, oversized double garage with heated epoxy floor, gemstone lighting, high efficiency hydronic heating system, custom coat storage in the mud-room and abundant windows throughout. All this is minutes to schools, parks, pathways, golf course and Highway 2 for an easy Calgary/Okotoks commute. Stylish, meticulously maintained and move-in ready - this High River gem is the whole package!



Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234217 |
| Price | \$759,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,358 |
| Acres | 0.15 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2262 High Country Rise Nw |
| Subdivision | Highwood Lake |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 0A5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | 220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Ceiling Fan(s), French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener |
| Heating | Boiler, In Floor, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|----------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Private |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Cedar |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 14 |
| Zoning | TND |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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