

**2114 High Country Rise NW High River, AB T1V 0E1**



<b>Class:</b>	Detached	<b>Area:</b>	High River
<b>County:</b>	Foothills County	<b>Zone:</b>	
<b>Type:</b>	House	<b>Community:</b>	Highwood Village
<b>Levels:</b>	Two	<b>Ttl Beds:</b>	4
<b>Year Built:</b>	2012	<b>F/H Bth:</b>	3/1
<b>LINC#:</b>	<a href="#">0033012386</a>	<b>New HM:</b>	No
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b>Possession:</b>	60 Days / Neg	<b>Lot Size:</b>	5208 SqFt
<b>Lot Dim:</b>		<b>Front Exp:</b>	W
<b>Front Length:</b>	14.50M 47' 7"	<b>Blk:</b>	12
<b>Legal Desc:</b>	0810443/12/43	<b>Lot:</b>	43
<b>Legal Pln:</b>	0810443	<b>LP/SF:</b>	\$222.35
<b>Land Use:</b>	R-1	<b>Tax Amt/Yr:</b>	\$3,626.00/2019
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	Contact Agent for Details		
<b>Restrict:</b>	Restrictive Covenant-Building Design/Size, Utility Right Of Way		

**Public Remarks:** Come take the 3D TOUR of this bright & welcoming, fully finished walkout home, that has been substantially enhanced by the current owners & which is absolutely pristine throughout - just move right in! Terrific location in a quiet street, well away from the noise of the Longview & Coal Trails, situated on a beautifully landscaped & fully fenced lot that, with the neighbour's trees behind, feels like living in your own park! 9ft ceilings on the main level, which features easy maintenance tile and luxury vinyl plank flooring, the latter added by the current owners. The spacious main floor den overlooks the cozy front porch & the landscaped borders & lawn of the front yard. The kitchen is a delight, with masses of granite countertops, upgraded stainless steel appliances, a walk-in pantry & a breakfast bar. From both the kitchen & the adjacent dining area, admire the views across the beautiful rear yard & to the trees behind. The lovely living room also has vinyl plank flooring & a cozy gas fireplace with a tile surround & a wooden mantle, with a window either side. A laundry room with a quality Maytag laundry pair & a half bath with elegant wall paneling, complete the main level. As you ascend the stairs, you'll feel the quality of the underlay & carpet, which, like all the carpet on the second level, has been replaced by the current owners. The easy peel vinyl brick wall motif adds a feel of "New York Loft". At the top of the stairs, is the comfortable bonus room, which overlooks the rear yard. The adjacent master bedroom accommodates a Californian King Size bed and furniture whilst still giving room to move & the 4-pc en-suite feels like you have escaped to a fancy hotel! The second & third bedrooms are both excellent sizes & share the large family bathroom. The walkout basement is fabulous & features an excellent family/recreation room (the Bose speakers stay with the home to enhance your movie nights), a huge 4th bedroom, a 4-pc bathroom, as well as a mass of storage space. The front & back decks have both been re-stained & whether it is on the rear deck or the patio beneath, you'll love sitting out in the peace & quiet of your yard. The shed has been added by the current owners & can stay with the home. To top everything off, take a moment to visit the garage...it is just fabulous in there, with the polyaspartic floor coating that the current owners have added, along with the super useful storage solutions on the side walls. Superb value here...Make it yours!

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b>	3	<b>Main:</b>	80	<b>Mtr2</b>	857	<b>SqFt</b>
<b>EnSt Bth:</b>	1	0	2	0	0	<b>Rms Abv:</b>	8	<b>Upper:</b>	94	<b>Mtr2</b>	1,009	<b>SqFt</b>
	0	0	1	0	0			<b>Blw Grade:</b>	46	<b>Mtr2</b>	492	<b>SqFt</b>
<b>Garage Dim:</b>	20`0" x 22`8"							<b>Total AG:</b>	173	<b>Mtr2</b>	1,866	<b>SqFt</b>

**Property Information**

<b>Basement:</b>	Finished, Walk-Out	<b>Lndry Feat:</b>	Laundry Room, Main Level
<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Cooling:</b>	None
<b>Construction:</b>	Stone, Vinyl Siding	<b>Fireplaces:</b>	1/Gas, Living Room, Mantle, Tile
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl
<b>Exterior Feat:</b>	Private Yard	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Deck, Front Porch, Patio
<b>Reports:</b>	RPR		
<b>Parking:</b>	Insulated, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Comm Feature:</b>	Park, Schools Nearby, Playground, Shopping Nearby		
<b>Lot Features:</b>	Front Yard, Lawn, Landscaped, Private, Rectangular Lot		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b>	List Available, Ceiling Fan(s), Garage Door Opener		
<b>Goods Exclude:</b>	Contact listing agent for full list of included and excluded items.		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).