

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



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

Recent Change:09/19/2020 : NEW

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the stairs, you'll feel the quality of the underlay & carpet, which, like all the carpet on the second level, has been replaced by the current owners.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

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

Property Information

Basement:	Finished, Walk-Out	Lndry Feat:	Laundry Room, Main Level
Heating:	Fireplace(s), Forced Air, Natural Gas	Cooling:	None
Construction:	Stone, Vinyl Siding	Fireplaces:	1/Gas, Living Room, Mantle, Tile
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Linoleum, Vinyl
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Front Porch, Patio
Reports:	RPR		
Parking:	Insulated, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front		
Features:	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)		
Comm Feature:	Park, Schools Nearby, Playground, Shopping Nearby		
Lot Features:	Front Yard, Lawn, Landscaped, Private, Rectangular Lot		
Appliances:	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Other Equip:	List Available, Ceiling Fan(s), Garage Door Opener		
Goods Exclude:	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).