



# 1120 High Country Drive High River Alberta

\$885,000

UNIQUE SPACIOUS HOME, IN A UNIQUE DESIRABLE LOCATION Gracious, two-storey family home, with fully developed walkout basement. Three bedrooms on upper level, with two and a half bathrooms. Walkout level, with separate entrance, contains fourth bedroom and third full bathroom. Within commuting distance of Calgary, situated on the beautiful Highwood Golf Course. A bow window and vaulted ceiling, create a bright and airy feel as you enter the home. Granite countertops are the focus of the kitchen. They set off the stainless-steel appliances. They balance the colourful tile backsplash, and dark glass, above-cabinet storage. Pot lights are the main source of light, but above the island is a cloud feature, providing spot lighting and soft backlighting. The kitchen opens to a comfortable space for family meals, and a family room. This dining area has a large window with a view of the golf course. The family room has a feature wall with shelving, gas fireplace and entertainment system with theatre style speakers installed in the ceiling. A half-bath, laundry facilities, and access to the double car garage are to the side of the kitchen. A closed in patio, with multiple windows, provides extra living space on the main level. On cooler days, you can feel like you are enjoying the outdoors, without mosquitos, while you control the breeze, with the windows. Electric space heaters provide the option of warmth in the winter. The original owner used this space for an office. It's perfect for curling up with a book. The ensuite contains a large, jetted tub, separate from the shower. The vanity has a granite countertop, with a large, stone, trough sink and high faucet. The television attached to one of the walls may be moved to view while soaking in the tub, or from in front of the vanity, while you are putting on makeup or shaving. A walk-in closet is at the side of the ensu...

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Primary Bedroom 14.08 Ft x 13.75 Ft

Bedroom 10.25 Ft x 10.08 Ft

Bedroom 10.08 Ft x 10.08 Ft

4pc Bathroom Measurements not available

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Wine Cellar 11.42 Ft x 9.92 Ft

3pc Bathroom Measurements not available

Breakfast 15.17 Ft x 6.17 Ft

Dining room 15.50 Ft x 12.58 Ft

Family room 15.25 Ft x 13.50 Ft

Kitchen 16.83 Ft x 8.50 Ft

Laundry room 8.17 Ft x 5.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Bedroom 12.67 Ft x 10.92 Ft

Recreational, Games room 24.08 Ft x 9.00 Ft

Storage 15.08 Ft x 3.42 Ft

Furnace 8.92 Ft x 7.67 Ft

Living room 15.67 Ft x 13.67 Ft

Sunroom 25.17 Ft x 9.58 Ft

2pc Bathroom Measurements not available