



# 2122 High Country Rise High River Alberta

\$675,000

**\*\*Excellent price improvement! The owners are ready for a new family to call this house their home!\*\*** A unique high-end stone front and stamped concrete driveway make for excellent curb appeal on this 1560 sq. foot, 5-bedroom walkout bungalow. The main floor is inviting with its open floor plan, real hardwood flooring, and vaulted ceilings. The main floor has an excellent floor plan with two bedrooms and a four piece bathroom separate from the main living area. A skylight brightens the beautiful kitchen that has granite counters, island with an eating bar, under counter lighting and a spacious pantry. The living room has a gas fireplace and has access to the covered upper deck that overlooks the private yard and has a gas BBQ line. A custom full tile shower, jetted tub and large walk-in closet make up the 15x12' primary bedroom. The basement has 2 bedrooms and excellent suite potential (a secondary suite would be subject to approval and permitting by the town of High River), with plans already in place and ready to be passed on to the new owners. Plumbing has been roughed in and it has also been roughed in for in-floor heat. The walk-out door opens to a covered stamped concrete patio and good sized back yard. The attached garage is insulated, drywalled and painted, has high ceilings and a gas line. In a neighbourhood that is close to shopping, schools, golfing, the water park and pump track, this home truly has it all! Please click the multimedia tab for an interactive virtual 3D tour and floor plans. (id:6769)

4pc Bathroom 8.75 Ft x 4.92 Ft  
 Bedroom 12.08 Ft x 10.92 Ft  
 Bedroom 12.17 Ft x 10.75 Ft  
 Recreational, Games room 37.50 Ft x 19.75 Ft  
 Furnace 17.50 Ft x 9.42 Ft  
 4pc Bathroom 8.58 Ft x 4.92 Ft  
 5pc Bathroom 10.92 Ft x 7.92 Ft  
 Bedroom 13.33 Ft x 10.58 Ft

Bedroom 10.25 Ft x 10.00 Ft  
 Dining room 9.92 Ft x 8.33 Ft  
 Kitchen 16.08 Ft x 15.33 Ft  
 Laundry room 8.00 Ft x 5.92 Ft  
 Living room 16.50 Ft x 15.33 Ft  
 Primary Bedroom 15.92 Ft x 12.92 Ft  
 Other 7.50 Ft x 6.00 Ft

Listing Presented By:



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