

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

MLS® #A2234217

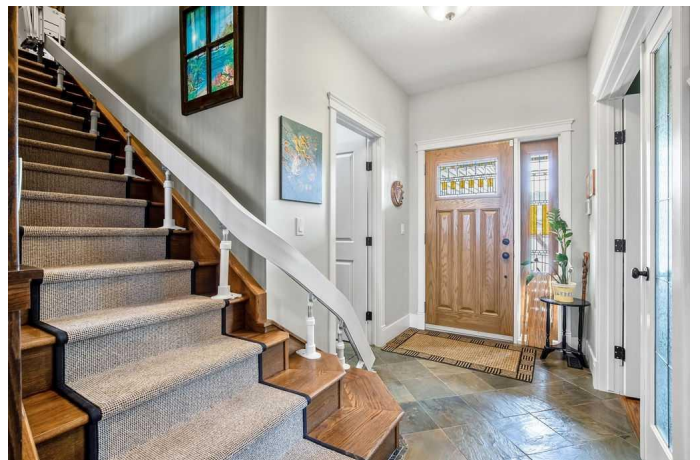
**\$759,000**

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	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, 220 Volt Wiring
# of Garages	2

## Interior

Interior Features	Bookcases, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), French Door, Natural Woodwork
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	3
Zoning	TND

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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