

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

MLS® #A2234217

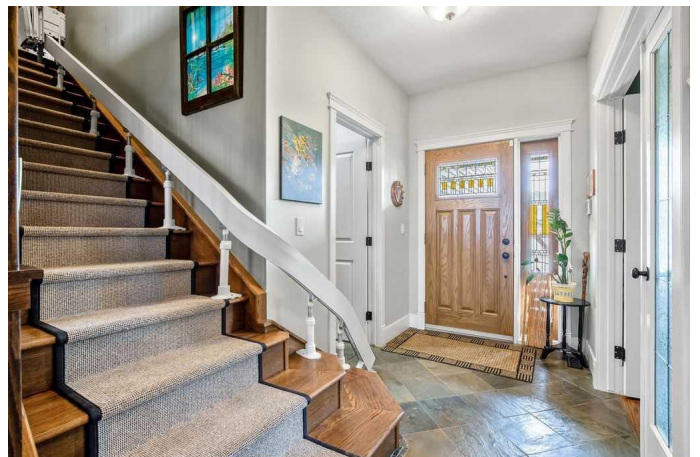
\$759,000

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), French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)
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	38
Zoning	TND

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.