

# \$899,000 - 1107 Highland Green View Nw, High River

MLS® #A2191003

**\$899,000**

3 Bedroom, 4.00 Bathroom, 2,205 sqft

Residential on 0.13 Acres

Highland Green Estates, High River, Alberta

~~ Stunning Executive Walk-out Home! ~~  
One of the most sought after Locations in High River backing onto the 4th Hole of the Highwood Golf Course. Wonderful views of golf course, the pond and majestic Rocky Mountains. Meticulously updated giving it style and charm. Living room features towering ceiling, windows, fireplace and 72" windmill fan. Formal Dining room with built-in coffee bar (could be used as a Home Office). Stunning Kitchen features white oak cabinets, SS appliance (all new in last 3 years), quartz counters, marble backsplash, custom apron sink. Adjacent to kitchen is the warm and inviting 'Breakfast Room' - wood beam ceiling and abundant windows - you'll love this Room! The 2nd floor Master with 5 piece ensuite includes freestanding tub, tiled shower, large walk-in closet - luxurious retreat! 2nd Bedroom with it's own ensuite and amazing walk-in closet. 2nd floor Laundry! Walk-out level has stone tile flooring, in-floor heat, cozy games/entertainment area with wet bar/cement counters, wired for surround sound. Lovely 3rd Bedroom with ensuite, walk-in closet and wall fireplace. Great guest room! Manicured Yard is fully fenced with a dog run. You can enjoy an outside Patio area, a screened in Sunroom or take the spiral stairs to the upper Deck. Oversized heated, insulated Double Garage. So many extras including, A/C, Central Vac, upgraded light fixtures, Hunter Douglas blinds, 8 foot doors, Chicago Brick tile accents, etc., etc. ....



Attention to detail thru-out ... Quiet, friendly  
neighborhood close to park and school.  
Pristine Home! Outstanding Location! A Must  
See !!

Built in 2001

### Essential Information

MLS® #	A2191003
Price	\$899,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,205
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1107 Highland Green View Nw
Subdivision	Highland Green Estates
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1P6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized, Insulated
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Low Flow
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	Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Bar Fridge, Gas Range, Washer/Dryer Stacked, Wine Refrigerator, Water Softener
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Landscaped, Dog Run Fenced In, On Golf Course
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 30th, 2025
Days on Market	98
Zoning	R-1

## Listing Details

Listing Office	Royal LePage Solutions
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