

\$735,000 - 1200 High Country Drive Nw, High River

MLS® #A2234209

\$735,000

4 Bedroom, 3.00 Bathroom, 1,452 sqft
Residential on 0.17 Acres

High River Golf Course, High River, Alberta

4 BEDROOMS | 2 1/2 BATHROOMS | WALKOUT BUNGALOW | 2,744 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | RV PARKING | BACKING ONTO HIGHWOOD GOLF COURSE

Welcome to this exceptional walkout bungalow in the heart of High River, offering over 2,700 sqft of beautifully maintained living space with 4 bedrooms, 2.5 bathrooms, and panoramic views backing onto the Highwood Golf Course. Located on a generously sized lot, this home offers privacy, elegance, and functionality. As you enter, you're greeted by a spacious foyer and an adaptable formal dining room, perfect for entertaining or easily converted into a bright main floor office or den. The open-concept living area features oak hardwood flooring, vaulted ceilings, and a stunning double-sided gas fireplace. Expansive picture windows in the living room frame unobstructed southern views of the golf course, creating a bright and inviting atmosphere. The chef-inspired kitchen includes quartz countertops, an island with breakfast bar, a new 30" induction stove, a new microwave hood fan, a new garbage disposal, a pantry, and a reverse-osmosis water system for all of your drinking water. The neighbouring breakfast nook has access to the upper deck with Dura Deck finish and bbq gas hookup, making it ideal for morning coffee or summer barbecues. The main level also features a spacious primary retreat with new carpet, a walk-in closet and spa-like 4-piece ensuite,



complete with jetted soaker tub and separate shower. A second bedroom, convenient 2-piece bath, and laundry room with brand new Electrolux front loading steam washer and dryer with pedestals complete this level. Downstairs, the fully developed walkout basement offers a large recreation space with a cozy stone-surround gas fireplace, two additional bedrooms, a stylish 3-piece bathroom with a California shower, and ample storage. Step outside to the lower patio and take in the beautifully landscaped yard featuring in-ground sprinklers, mature trees, and peaceful views of the course and natural wildlife. Additional features include remote hunter douglas blinds throughout, central air conditioning (2022), a tankless hot water system (2024), water softener (2024), sump pump, alarm system, attached double garage, parking for up to 6 vehicles, RV parking pad, and a separate shed for extra storage. This is a rare opportunity to own a meticulously maintained walkout bungalow in a premier golf course location. You will also enjoy being close to schools, parks, and walking paths! Book your private showing today!

Built in 1997

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234209 |
| Price | \$735,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,452 |
| Acres | 0.17 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |

Style Bungalow
Status Active

Community Information

Address 1200 High Country Drive Nw
Subdivision High River Golf Course
City High River
County Foothills County
Province Alberta
Postal Code T1V 1E2

Amenities

Parking Spaces 6
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Sump Pump(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Induction Cooktop
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Lighting, Misting System
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, On Golf Course, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2025

Days on Market 9

Zoning TND

Listing Details

Listing Office RE/MAX First

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