

# \$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 garburator, 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	5
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX First
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