

# \$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, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In
-------------------	--

	Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator
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	Dog Run Fenced In, Landscaped, On Golf Course
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 30th, 2025
Days on Market	92
Zoning	R-1

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.