

# \$799,000 - 436 Riverside Green Nw, High River

MLS® #A2197413

**\$799,000**

3 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.12 Acres

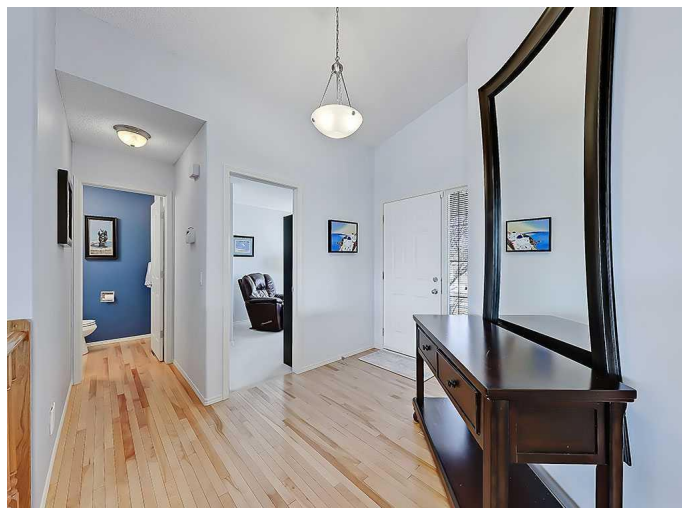
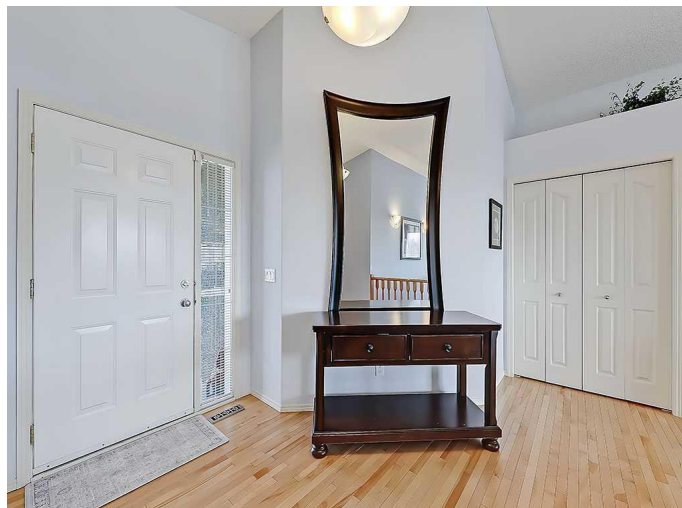
Vista Mirage, High River, Alberta

Nestled along the scenic Highwood river, this wonderfully finished bungalow offers an inviting spacious layout. Fully finished this home offers a bright open floor plan that is enhanced by the amazing panoramic views of the river. As you enter the home you are greeted with vaulted ceilings and elegant hardwood floors that lead into the kitchen featuring granite countertops and a gourmet kitchen with center island, the dining area leads out to a massive back deck, perfect for entertaining. The living room is centered with a gas fireplace and large windows. The primary bedroom has a walk-in closet and 4pc ensuite. A den / bedroom finishes off the main floor. The developed basement has a large family room with second gas fireplace and features a wet bar and 9ft ceilings. A third bedroom, 3pc bathroom is ideal for guests or family gatherings. Do not miss this exceptional home, call today to book your private showing.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197413  |
| Price          | \$799,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,406     |



|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 2003        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 436 Riverside Green Nw |
| Subdivision | Vista Mirage           |
| City        | High River             |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 1M5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Central Vacuum, Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Landscaped, Lawn, Backs on to Park/Green Space, Creek/River/Stream/Pond, Underground Sprinklers |
| Roof              | Asphalt Shingle   |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 66              |
| Zoning         | TND             |
| HOA Fees       | 145             |
| HOA Fees Freq. | MON             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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