

# \$599,800 - 602 6 Street Sw, High River

MLS® #A2196024

**\$599,800**

2 Bedroom, 2.00 Bathroom, 1,485 sqft  
Residential on 0.10 Acres

Old Rodeo Grounds, High River, Alberta

Escape the hustle and bustle of the city and embrace the serene charm of this exquisite bungalow, nestled in the welcoming town of High River, only 20 min from Calgary. Built just four years ago, this meticulously crafted home offers a maintenance-free lifestyle, ideal for those seeking to downsize and spend their time travelling, not mowing the lawn. This is truly a lock-and-leave retreat. Boasting nearly 1500 sqft of thoughtfully designed, open-concept living space. This home features two generously sized bedrooms and two bathrooms, including a 4-piece ensuite. The cozy living room and focal gas fireplace exudes warmth and elegance, with triple-pane windows and built. Soaring 9ft & 14ft vaulted ceilings + an abundance of natural light create a sense of airy spaciousness throughout. The bright, sun-kissed kitchen is a cooks delight, complete with gleaming, sit-up peninsula island + large double-door pantry. This charming corner lot is beautifully landscaped, well treed, and showcases perennial gardens, rock paving stones and exceptional curb appeal. A west-facing porch, with heavy-duty French doors off the kitchen, provides the perfect spot to relax and enjoy the afternoon sun while in and out to your gas-line BBQ & entertainment porch. The unfinished lower level offers endless potential for customization, while the attached double garage ensures convenience and ample storage space. If you're seeking comfort, style, and simplicity, this home and location are the



epitome of refined living. This standout property in Rodeo Grounds is truly a maintenance-free, must-see.

Built in 2021

### Essential Information

MLS® #	A2196024
Price	\$599,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,485
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	602 6 Street Sw
Subdivision	Old Rodeo Grounds
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V1B6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, French Door, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Corner Lot, Front Yard, Low Maintenance Landscape, Private, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	See Remarks

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	36
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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