

# \$950,000 - 2 Deibert Close Sw, High River

MLS® #A2260145

**\$950,000**

3 Bedroom, 2.00 Bathroom, 3,220 sqft

Residential on 0.22 Acres

McLaughlin Meadows, High River, Alberta

A truly one-of-a-kind property! Designed by Bernd Hermanski Architect, this energy-efficient, architecturally significant home is a testament to modern, sustainable living. Situated across from a picturesque park, this is a rare opportunity to own a custom-built masterpiece with unparalleled security.

Built Slab-on-Grade for Peace of Mind: Forget the stress of the 2013 flood & potential basement issues. This home is uniquely constructed slab-on-grade, specifically designed to withstand another 100-year flood event, offering absolute peace of mind in High River.

Striking & Durable Exterior: The home presents a bold, contemporary aesthetic with its incredibly durable, low-maintenance corrugated metal exterior & sloped metal roof—both engineered to withstand severe weather. The look is softened by natural wood soffits & exposed beams. The expansive yard includes minimalistic landscaping, a greenhouse, & an oversized, double-detached insulated garage.

Exceptional Eco-Friendly Features: Built for efficiency, the home features a high-efficiency Boiler System for the whole-house in-floor heating (under all concrete surfaces), an HRV system for fresh air & humidity control, & a cozy wood-burning stove in the main living area.



## Interior Design & Main Floor Highlights:

â€¢ Architectural Excellence: The open-concept, two-story layout is defined by dramatic exposed wood beams, exposed ducting, & sleek steel-framed windows. The open wood staircase & polished concrete floors reinforce the architectural aesthetic.

â€¢ Kitchen: A minimalist, industrial-inspired kitchen boasts concrete countertops, a contrasting butcher block island, large sit-up island, open shelving, & a large walk-in pantry.

â€¢ Four-Season Sunroom: A bright, heated sunroom with a sink & exterior access extends from the kitchen, perfect for the avid gardener.

â€¢ Main Floor Primary Retreat: The primary bedroom features a unique Jack & Jill ensuite with a stand-up shower, soaker tub, & access to a private, fenced outdoor courtyard that includes a rough-in for an outdoor shower.

â€¢ Functional Spaces: The main floor also includes a dedicated office/guest room overlooking the park, a spacious mudroom with storage, & a separate utility/laundry room with high-end Miele washer & dryer & a utility sink.

## Upper Level Comfort (Wool Carpet Throughout):

The second level is open to below, maximizing the heat from the wood stove. This level offers a large bedroom overlooking the park, two additional generously sized rooms - one of which could be a dedicated family room, a full bathroom with double sinks & a convenient laundry chute, & a large storage/playroom tucked under the sloped roof.

## Unmatched Lifestyle:

Live in a custom home where cutting-edge design meets practicality & environmental consciousness. Enjoy a safe, durable, & energy-efficient lifestyle built on solid ground.

Don't miss the opportunity to own this High River one-of-a-kind home. Book your private viewing today!

Built in 2014

### Essential Information

MLS® #	A2260145
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,220
Acres	0.22
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 Deibert Close Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C2

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Wood Counters, Master Downstairs
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Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer
Heating	Boiler, In Floor, Zoned, Other, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Many Trees, Rectangular Lot, See Remarks, Street Lighting
Roof	Metal
Construction	Metal Siding
Foundation	Other

## Additional Information

Date Listed	September 25th, 2025
Days on Market	1
Zoning	TND

## Listing Details

Listing Office	eXp Realty
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