

# \$839,900 - 1604 Montrose Terrace Se, High River

MLS® #A2206594

**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,399 sqft

Residential on 0.13 Acres

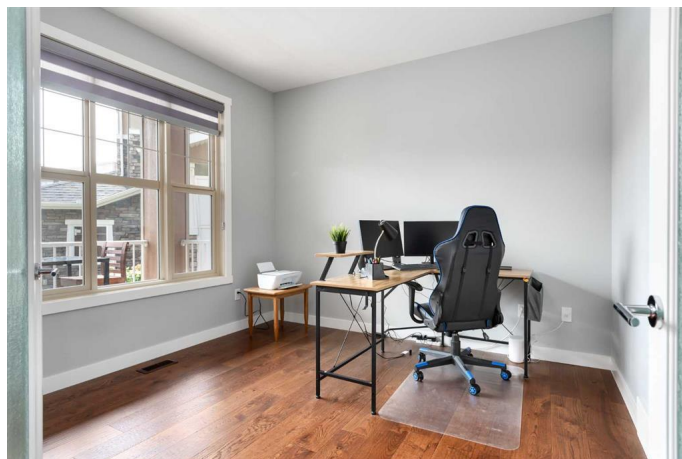
Montrose., High River, Alberta

This exceptional family home is like new and has a total of 3,445 square feet finished. The home has a well-designed high-end kitchen with built-in appliances including a gas cooktop, granite counters, a large walk-in pantry and a big island. Rooms include a large great room, a spacious and luxurious master suite, a second floor bonus room, second floor laundry room, a big practical mudroom, a private main floor office, family room with a bar, and a total of five bedrooms. All finishing & fixtures were professionally chosen and include high quality engineered hardwood flooring, and all the rooms are spacious and bright. The beautifully landscaped yard has a lovely view of a pond and is shady and immaculately maintained with two patios. Upgrades include air conditioning, irrigation, a full concrete front verandah and a stucco exterior. The extra large garage is heated and fits a full size truck - 23'7' x 23' interior measurements. Click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2017

## Essential Information

MLS® #	A2206594
Price	\$839,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,399
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1604 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air, None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,

	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	23
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Southern Realty
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