

# \$874,900 - 1611 Montrose Terrace Se, High River

MLS® #A2224615

**\$874,900**

4 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0.13 Acres

Montrose., High River, Alberta

Welcome to your DREAM HOME in Sought-After Montrose! This Immaculate, AIR-CONDITIONED 2-storey offers over 3,295 sq ft of Developed Space, featuring 4 bedrooms, 3.5 bathrooms, an OVERSIZED Triple Car Garage and an INCOME-Generating 1-bedroom Illegal Suite. Nestled in a QUIET Cul-De-Sac on a 5,564 sq ft lot with breathtaking Mountain and Pond views, this property has it all! Enjoy incredible curb appeal with stone siding, low-maintenance landscaping with irrigation, and a charming covered front porch. Tons of High-End Upgrades have been added throughout the last 2 years, including ALL-NEW Upgraded Appliances throughout the Main Floor, a High-Efficiency Furnace, and a new Water Tank with an Instant Hot Water System, Stunning LVP Flooring, and MORE!! This home is move-in ready! A bright and open floor plan with 9'™ Ceilings - filled with LUXURIOUS Finishes - makes the Kitchen, Dining, + Living Room area easy to ENTERTAIN when guests come over. The chef's kitchen features floor-to-ceiling cabinetry, upgraded stainless steel appliances (2023), granite island with breakfast bar, and a walk-through pantry. Cozy up by the floor-to-ceiling stone fireplace in the living room or enjoy meals in the spacious dining area with direct access to the 31'™ deck with a recently installed High End Retractable awning. A CONVENIENT Office, perfect for a Work From Home Lifestyle, + 2 pc Bath, + a



MUD Room w/NEW Laundry, Sink, and Cabinetry for EXTRA storage. Upstairs, relax in the VAULTED Bonus Room with In-Ceiling speakers, a Built-In Study nook, Two generously sized bedrooms and a 4pc bath. The Primary Bedroom is a RELAXING RETREAT completed with a 5 pc EN-SUITE incl/Standing Glass Shower, a Soaker Tub, Dual Sinks, + a Water Closet. The WALK-IN Closet has ample amount of space, making it easy to ORGANIZE, + keep TIDY. Heading down to the basement is a Large Shelved Storage Room. The fully finished walkout basement boasts a bright illegal suite with high-end finishes, surround sound, 4pc bath, private laundry, and separate storage room. The Backyard has a Large Deck with a New high-end retractable awning, perfect for morning coffee or evening BBQs under the stars. Walk to parks, playgrounds, and pathways surrounding the scenic 16-acre pond. The SOUTH Facing Backyard has a Large Deck with a NEW HIGH-END Retractable AWNING, making LOUNGING w/morning coffee, evening sun, or have a BBQ that much more COMFORTABLE. There is a lower Patio made for looking up at the Stars at night. This family-oriented Community has Parks, Playgrounds, Walking Pathways, 16 acre Pond winding through the community. QUICK access to major roads such as HWY 2A, + HWY 2! BOOK your showing TODAY to see this BEAUTIFUL HOME!!!

Built in 2007

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2224615  |
| Price      | \$874,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,525       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1611 Montrose Terrace Se |
| Subdivision | Montrose.                |
| City        | High River               |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1V 0B5                  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Driveway, Garage Door Opener, Oversized, Triple Garage Attached |
| # of Garages   | 3   |
| Waterfront     | Canal Access  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Washer/Dryer Stacked   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Storage                       |
| Lot Description   | Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 7              |
| Zoning         | TND            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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