

# \$659,900 - 109 Monterey Place Se, High River

MLS® #A2243428

**\$659,900**

3 Bedroom, 2.00 Bathroom, 1,705 sqft

Residential on 0.11 Acres

Montrose., High River, Alberta

Welcome to the Carisa by Hopewell Homes! This 1705 sq. foot 3-bedroom is located on pie-shaped lot in a quiet cul-de-sac with a West-facing backyard and will be ready for possession in early September. The main floor of this home has a stunning kitchen that includes quartz counters, an eating bar, stainless steel appliances, built-in microwave, and a spacious pantry. This level also features a convenient main floor office, mud room, dining room, and cozy living room. A beautiful spindle railing leads the way to the upper level that has 3 bedrooms including the spacious primary with a walk-in closet and 4-piece ensuite. The upper level also an entertainment room and laundry room. The bright and airy basement has a 9'™ foundation height. Extras include an added window in the stairwell, upgraded lower kitchen and bathroom cabinetry, upgraded quartz countertops throughout, tile shower in the ensuite, triple pane windows, and an exterior gas line for a future BBQ. Close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour. \*Pictures are a representation only, finishes and colours may vary\*



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243428    |
| Price          | \$659,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,705       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109 Monterey Place Se |
| Subdivision | Montrose.             |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V 0K3               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)                                  |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 1               |
| Zoning         | TND             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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