

\$755,000 - 609 Monterey Drive Se, High River

MLS® #A2245783

\$755,000

4 Bedroom, 4.00 Bathroom, 2,000 sqft

Residential on 0.10 Acres

Montrose., High River, Alberta

Step into this beautifully designed Homes by Dream 2-storey home in the desirable community of Montrose, where modern features meet the tranquility of nature. Built in 2022, this home offers thoughtful design and functional space for families or investors alike. As you walk in you have a nice spacious front entry, access to a half bath, and tucked to the side, a private office! The heart of the home is the lovely white kitchen, complete with ceiling-height cabinetry, sleek finishes, quartz counters and plenty of storage, perfect for both everyday living and entertaining. Then, in the family room, is a Drolet wood burning fireplace. And enjoy central air conditioning on warm summer days. Upstairs, you'll find three generous bedrooms, a conveniently located laundry room, and a 5 piece bath, everyone gets their own sink! The primary bedroom is a great size for even a king bed and paired with that is a spacious ensuite with lots of space in the walk in closet. The studio-style illegal suite in the basement offers flexibility for extended family, guests, or future rental income (with town approval). With its own separate entrance, it's a valuable addition to this already impressive home. Outside, relax and take in the breathtaking mountain views. And because you back onto a nature reserve, you will never need to worry about backyard neighbours! There is still a new home owner warranty that can be transferred to you. Plus, soft water, air conditioning and the wood burning stove were all installed within the last



18 months. Call your favourite realtor and book a showing today!

Built in 2022

Essential Information

MLS® #	A2245783
Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	609 Monterey Drive Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V0H6

Amenities

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

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, See Remarks, Washer/Dryer, Water Softener
Heating	Forced Air, See Remarks

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, Landscaped, No Neighbours Behind, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	7
Zoning	TND

Listing Details

Listing Office	CIR Realty
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