

\$748,500 - 307 Monterey Place Se, High River

MLS® #A2255434

\$748,500

4 Bedroom, 4.00 Bathroom, 2,047 sqft
Residential on 0.11 Acres

Montrose., High River, Alberta

4 Beds | 4 Baths | Bonus Room | Main Floor
Office | Fully Finished | Pie Lot | \$200K+ in
Upgrades

Here's your golden opportunity to own a beautifully finished home with over \$200,000 in premium upgrades. Built in 2023 and still under structural warranty, this 2,875 sq. ft. home offers panoramic 180-degree views, southwest exposure, and no rear neighbors. Soak up the sun, mountain views, and incredible sunsets in peace.

The main floor features a chef's kitchen with upgraded appliances including a gas cooktop, wall oven, built-in microwave, and a butler's pantry ideal for a coffee bar or prep space. A spacious mudroom with built-in lockers, walkthrough pantry, and main floor office round out this level.

Upstairs includes a bonus room (convertible to a 5th bedroom), upper-floor laundry, and a spa-inspired primary retreat with dual sinks, soaker tub, oversized shower, and walk-in closet. Two more bedrooms complete the floor.

The fully finished basement has 9-foot ceilings, a large rec room, 4th bedroom, full bathroom, and excellent storage.

Outside is exceptional: a professionally landscaped pie-shaped lot with a 3-tiered



deck, cedar pergola, 7-foot dry storage, BBQ gas line, and a fully fenced yard with cedar mulch garden beds.

Extras include A/C, hot tub wiring, custom blinds, sunshades, and an insulated, drywalled garage.

You couldn't rebuild this home with these extras at this price. Ask for the full upgrade list. Come for the view, stay for the lifestyle. High River is just 9 minutes to Okotoks and 26 to Calgary, with small-town charm, big-city amenities, and a strong sense of community.

Book your tour today.

Built in 2022

Essential Information

MLS® #	A2255434
Price	\$748,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Monterey Place Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta

Postal Code T1V 0H6

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Other, Pie Shaped Lot, Private

Roof Asphalt Shingle

Construction Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 9th, 2025

Days on Market 1

Zoning TND

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.