

# \$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

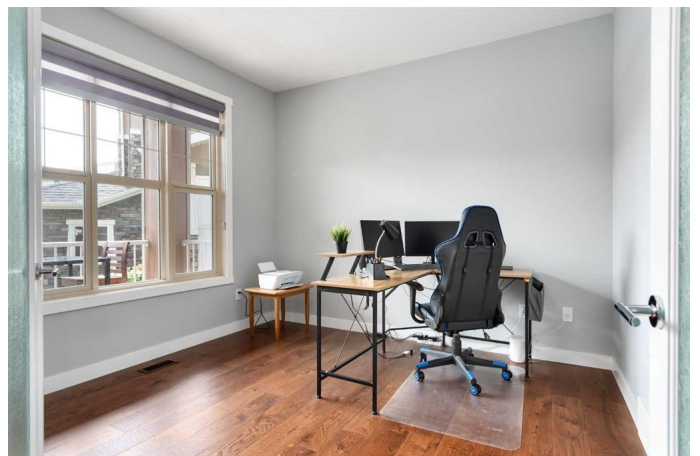
Montrose., High River, Alberta

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	6
Zoning	TND

### **Listing Details**

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

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 MLSÂ®, Multiple Listing ServiceÂ® 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.