

# \$839,500 - 1611 Montrose Terrace Se, High River

MLS® #A2235729

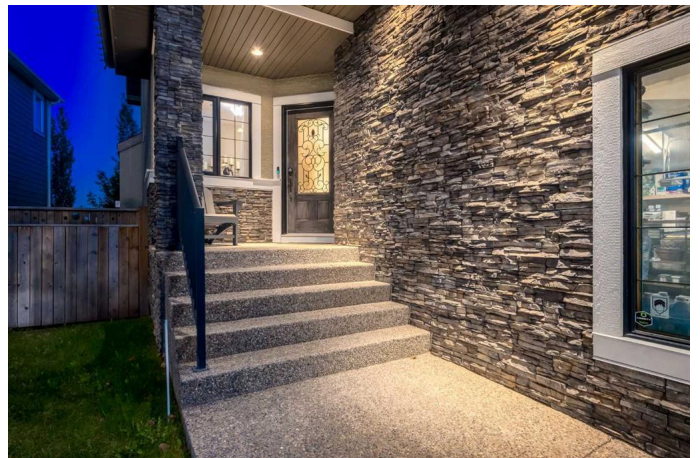
**\$839,500**

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 HEATED TRIPLE 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 3 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 WOOD Cabinetry, upgraded SS Appliances (2023), GRANITE Countertops incl/Island with Breakfast bar, and a WALK-THROUGH Pantry. Cozy up by the



floor-to-ceiling STONE GAS 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 large VAULTED Bonus Room with In-Ceiling speakers, a Built-In Study nook, three bedrooms, and a 4 pc bath. The spacious Primary Bedroom is a RELAXING RETREAT complete 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 WALK-OUT Basement boasts an Illegal suite with NATURAL Light coming in, High-end finishes, Surround Sound, a 4 pc bath, PRIVATE Laundry, and a SEPARATE Storage room. The SOUTH-Facing Backyard, is surrounded by trees and overlooking the pond, offers privacy in a park-like setting. The Large 31 Foot deck with a NEW HIGH-END retractable awning makes LOUNGING with morning coffee, evening sun, or entertaining more enjoyable. The lower Patio also has a pond view and is made for looking up at the Stars at night while enjoying friends and family around the fire pit. This family-oriented Community has Parks, Playgrounds, Walking Pathways, and a 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® #	A2235729
Price	\$839,500
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, Heated Garage, 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, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
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, Creek/River/Stream/Pond, Cul-De-Sac, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	58
Zoning	TND

## Listing Details

Listing Office	RE/MAX House of Real Estate
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