

\$819,000 - 307 Monterey Place Se, High River

MLS® #A2237368

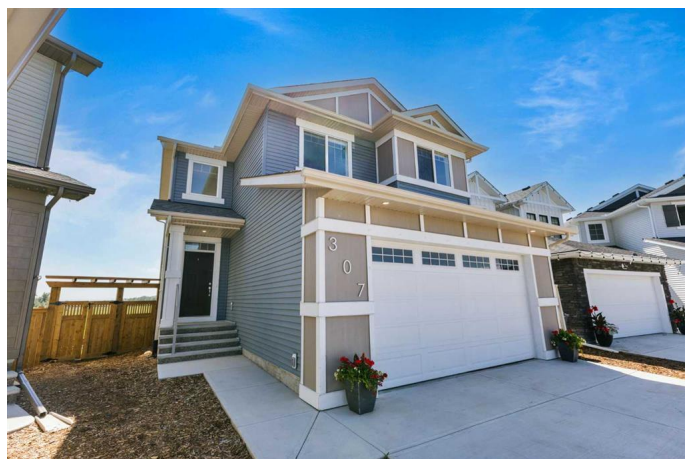
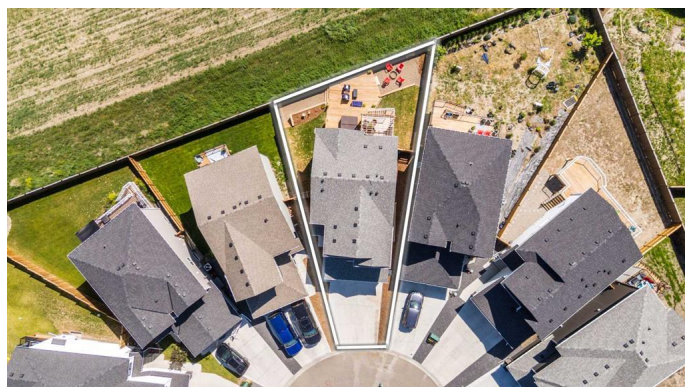
\$819,000

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.11 Acres

Montrose., High River, Alberta

This is a rare opportunity to own a stunning turnkey home with over \$200,000 in premium upgrades. Built in 2023 and still under structural warranty, this 2,875 sq. ft. fully developed home offers 180-degree panoramic views, S/SW exposure, and no rear neighborsâ€™ perfect for enjoying warm sunlight, mountain views, and breathtaking sunsets. The main floor features a chefâ€™s kitchen with upgraded appliances, including a gas cooktop, built-in microwave, wall oven, and a butlerâ€™s pantry ideal for a coffee bar. A spacious mudroom with built-in lockers and a walkthrough pantry, along with a main floor office, add to the homeâ€™s thoughtful design. Upstairs, youâ€™ll find a bonus room (convertible to a 5th bedroom if needed), upper-floor laundry, and a luxurious primary suite with a 5-piece spa-like ensuite, including a soaker tub, dual sinks, oversized stand-up shower, and walk-in closet. Two additional bedrooms complete the upper level. The fully developed basement boasts 9â€™ ceilings, a large recreation room, a 4th bedroom, a 4-piece bathroom, and ample storage. Outdoor living is exceptional with a professionally landscaped pie-shaped lot, a 3-tiered deck system, cedar pergola, 7â€™ high dry storage, BBQ gas line, and a fully fenced yard with cedar mulch beds. Additional features include custom honeycomb blinds, A/C, sun shades, hot tub wiring, and a fully insulated and drywalled garage. You couldnâ€™t rebuild this home with these



extras for anything near this price! Move in and enjoy this exceptional home today! ASK FOR THE FEATURE LIST!

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2237368 |
| Price | \$819,000 |
| 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 | Double Garage Attached, Concrete Driveway, 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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop |
| 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, Private Entrance, Private Yard, Fire Pit |
| Lot Description | Back Yard, Front Yard, Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Other, Pie Shaped Lot, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 5 |
| Zoning | TND |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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