



**GRASSROOTS**  
REALTY GROUP

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**612 Montgomery Close SE  
High River, Alberta**

**MLS # A2217649**



**\$664,900**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gazebo		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Storage shed, gazebo

"" OPEN HOUSE: MONDAY, AUGUST 4, 2:00 - 4:00 PM "". Excellent move in ready, open plan home fully developed, three large bedrooms, den, two living areas, 3 full baths, large kitchen with island and granite countertops. Lots of upgrades: hardwood flooring, central air conditioning, backyard gazebo, interior painting, quiet crescent location