



GRASSROOTS
REALTY GROUP

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17, 1407 3 Street SE
High River, Alberta

MLS # A2235513



\$419,900

Division:	Montrose		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,315 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 192
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: none

Imagine waking up in your charming detached cottage-style home in Montrose Crossing, sipping coffee on the welcoming front porch with its great curb appeal before heading inside to your bright modern new home. The open-concept main floor feels spacious and fresh, featuring air conditioning. It boasts a stylish white kitchen with quartz countertops, modern cabinetry, a large island, stainless steel Whirlpool appliances, and a generously sized pantry. Enjoy the convenience of a large storage closet, a half bathroom, and laundry on this floor. Upstairs, unwind in your spacious primary suite with a private quartz-finished ensuite and shower, while the second bedroom and full bathroom offer comfort for family or guests. The fully finished oversized single garage keeps your car snow-free, with a gas line ready for summer BBQs. With modern finishes, functional design, and nearby grocery stores, restaurants, the Rec Plex, and walking paths, this affordable home truly lets you settle into a peaceful small-community feel to a connected lifestyle.