



GRASSROOTS
REALTY GROUP

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214 Monterey Bay SE
High River, Alberta

MLS # A2239242



\$899,900

Division:	Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,605 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: \$5000 appliance allowance

This is a brand new triple garage bungalow with a fully finished walkout basement. It is 1608 sq ft in a great area close to a beautiful waterway and park, and has premium finishes throughout. The main floor is a modern open plan with a wide entry hall, 9' ceilings, high quality flooring, and a 25' deck. The kitchen includes cabinets to the ceiling, quartz counters, under-mount sink, select tiles, and a large walk-in pantry. Also on the main floor is the spacious and open living / dining room, the primary bedroom, a laundry room, and a second bedroom or office. Deluxe appointments in the master suite include built in cabinetry in the walk-in closet, a double vanity, a freestanding soaker tub and a 6' shower. The lower level has three more spacious bedrooms and a very big family room with a built-in wet bar, a full bathroom and patio doors to a shady covered patio. All rooms in this home have lots of natural light, and there are many extras including a 8' island in the kitchen, two fireplaces, and a Hardie board exterior.