



**GRASSROOTS**  
REALTY GROUP

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**115 Montane Link SE**  
**High River, Alberta**

**MLS # A2241916**



**\$499,200**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, See Remarks, Stone, Vinyl Siding	<b>Zoning:</b>	TBD
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Escape the hustle and bustle of Calgary and discover the charm of High River living. This home is designed for both comfort and connection—from the spacious central galley kitchen with full upper kitchen cabinets provide ample storage - perfect for entertaining, to the large front porch ideal for relaxing evenings. The thoughtfully designed layout includes a private owner's bedroom with walk-in closet, separated from the secondary bedrooms, creating your own personal retreat. Enjoy your own rear yard, perfect for relaxing or entertaining. If you're looking to enjoy a quieter pace of life, this home in High River is your perfect escape from the city. Photos are representative.