



GRASSROOTS
REALTY GROUP

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310 Montrose Crescent SE
High River, Alberta

MLS # A2242282



\$724,200

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, See Remarks, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Gourmet kitchen package (full heights cabinets, pots and pans drawers, built-in wall oven and microwave, 5 burner gas cooktop, french door freezer fridge and dishwasher), mudroom lockers.

Escape the hustle and bustle of city life and discover the charm of Montrose in High River—just 30 minutes from Calgary. This beautifully designed front-drive home backs onto a green space with a scenic pond, offering peaceful views right from your spacious rear wooden deck. With 1,944 sqft of thoughtfully designed living space, the open-concept main floor features a gourmet kitchen with a large island, perfect for entertaining. The winged bedroom layout ensures privacy, while the upstairs bonus room offers a cozy space for family time. Enjoy the convenience of nearby shopping, dining, and parks—all within walking distance. Whether you're looking to connect with neighbours or unwind in nature, this home offers the perfect balance. *Photos are representative and may differ from the final product.