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311 Monterey Place SE High River, Alberta

MLS # A2242822



\$699,999

Montrose

Residential/House Type: Style: 2 Storey Size: 1,996 sq.ft. Age: 2021 (4 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Double Garage Attached, Driveway Lot Size: 0.12 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: 36-18-29-W4 Finished, Full **Exterior:** Zoning: Vinyl Siding, Wood Frame **TND** Foundation: **Utilities: Poured Concrete**

Division:

Features: Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Gazebo and String lights, Garage Heater

Welcome to 311 Monterey Place SE in beautiful High River, Alberta, where the pace is slower, the skies are wider, and the backyard views are downright dreamy. This warm and welcoming 2-storey home offers nearly 3,000 square feet of thoughtfully developed living space. Step inside and you're greeted by a spacious, open-concept main floor featuring a modern kitchen with quartz counters, loads of counter space, and a walk-in pantry to keep everything tucked away. The dining area flows beautifully into the living room, where a cozy gas fireplace sets the tone for family nights or lazy Sundays. Just around the corner, but cleverly tucked away for privacy, is a main floor office, perfect for those who work from home or need a quiet retreat. Upstairs, you'll find three generously sized bedrooms, a bright bonus room, and a thoughtfully designed full bathroom with a double vanity (so yes, no more morning sink battles). The primary suite is your peaceful getaway, complete with beautiful ensuite with a soaker tub and walk-in closet. A dedicated laundry room upstairs, which if you've got a family, you know how important a full room for laundry is! The sunshine basement is fully finished and fabulously functional with a fourth bedroom, full bathroom, rec room, and a stylish wet bar area. Large basement windows bring in tons of light, making it feel like anything but a basement. This basement could be turned into a walkout by installing a door where the windows are near the wet bar! Outside, the west-facing pie-shaped backyard backs onto open farmland leased by a local farmer, giving you peaceful prairie views and the kind of backyard most people only dream of. The home also features A/C to keep you cool in the summer and warm in the winter, plus gorgeous trim lighting that adds a little sparkle year-round. And for those who like their winters toasty, the double attached garage is

