



GRASSROOTS
REALTY GROUP

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311 Monterey Place SE
High River, Alberta

MLS # A2242822

\$750,000



Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	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:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-18-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

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 up here means no hauling baskets up and down the stairs. The basement is fully finished and fabulously functional with a fourth bedroom, full bathroom, rec room, and a stylish bar area. Large basement windows bring in tons of light, making it feel like anything but a basement. 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 already equipped with a heater, because stepping into a warm car on a cold Alberta morning? That's living the dream. This is the kind of

home that just feels good, inside and out. Come take a look and see why life is better in High River.