



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**109 Monterey Place SE**  
**High River, Alberta**

**MLS # A2243428**



**\$659,900**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot		

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

**Inclusions:** N/A

Welcome to the Carisa by Hopewell Homes! This 1705 sq. foot 3-bedroom is located on pie-shaped lot in a quiet cul-de-sac with a West-facing backyard and will be ready for possession in early September. The main floor of this home has a stunning kitchen that includes quartz counters, an eating bar, stainless steel appliances, built-in microwave, and a spacious pantry. This level also features a convenient main floor office, mud room, dining room, and cozy living room. A beautiful spindle railing leads the way to the upper level that has 3 bedrooms including the spacious primary with a walk-in closet and 4-piece ensuite. The upper level also an entertainment room and laundry room. The bright and airy basement has a 9' foundation height. Extras include an added window in the stairwell, upgraded lower kitchen and bathroom cabinetry, upgraded quartz countertops throughout, tile shower in the ensuite, triple pane windows, and an exterior gas line for a future BBQ. Close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour. \*Pictures are a representation only, finishes and colours may vary\*