



**GRASSROOTS**  
REALTY GROUP

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**609 Monterey Drive SE**  
**High River, Alberta**

**MLS # A2245783**



**\$755,000**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, La		

<b>Heating:</b>	Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Blinds, Shed outside, window coverings in basement

Step into this beautifully designed Homes by Dream 2-storey home in the desirable community of Montrose, where modern features meet the tranquility of nature. Built in 2022, this home offers thoughtful design and functional space for families or investors alike. As you walk in you have a nice spacious front entry, access to a half bath, and tucked to the side, a private office! The heart of the home is the lovely white kitchen, complete with ceiling-height cabinetry, sleek finishes, quartz counters and plenty of storage, perfect for both everyday living and entertaining. Then, in the family room, is a Drolet wood burning fireplace. And enjoy central air conditioning on warm summer days. Upstairs, you'll find three generous bedrooms, a conveniently located laundry room, and a 5 piece bath, everyone gets their own sink! The primary bedroom is a great size for even a king bed and paired with that is a spacious ensuite with lots of space in the walk in closet. The studio-style illegal suite in the basement offers flexibility for extended family, guests, or future rental income (with town approval). With its own separate entrance, it's a valuable addition to this already impressive home. Outside, relax and take in the breathtaking mountain views. And because you back onto a nature reserve, you will never need to worry about backyard neighbours! There is still a new home owner warranty that can be transferred to you. Plus, soft water, air conditioning and the wood burning stove were all installed within the last 18 months. Call your favourite realtor and book a showing today!