



GRASSROOTS
REALTY GROUP

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307 Monterey Place SE
High River, Alberta

MLS # A2246735



\$789,900

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|------------------|--|---------------|------------------|
| Division: | Montrose | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,047 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Vinyl Siding, Wood Frame | Zoning: | TND |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This is a rare opportunity to own a stunning turnkey home with over \$200,000 in premium upgrades. Built in 2023 and still under structural warranty, this 2,875 sq. ft. fully developed home offers 180-degree panoramic views, S/SW exposure, and NO rear neighbors—perfect for enjoying warm sunlight, MOUNTAIN VIEWS, and breathtaking sunsets. The main floor features a chef's kitchen with upgraded appliances, including a GAS cooktop, built-in microwave, WALL OVEN, and a BUTLER'S pantry ideal for a coffee bar. A spacious mudroom with BUILT-IN lockers and a walkthrough pantry, along with a main floor OFFICE, add to the home's thoughtful design. Upstairs, you'll find a BONUS room (convertible to a 5th bedroom if needed), upper-floor laundry, and a luxurious primary suite with a 5-piece SPA-like ensuite, including a soaker tub, dual sinks, OVERSIZED stand-up shower, and walk-in closet. Two additional bedrooms complete the upper level. The fully developed basement boasts 9' ceilings, a large recreation room, a 4th bedroom, a 4-piece bathroom, and ample storage. Outdoor living is exceptional with a PROFESSIONALLY landscaped pie-shaped lot, a 3-tiered deck system, CEDAR PERGOLA, high dry storage, BBQ gas line, and a FULLY FENCED yard with cedar mulch beds. Additional features include custom honeycomb blinds, A/C, sun shades, hot tub wiring, and a fully insulated and drywalled garage. You couldn't rebuild this home with these extras for anything near this price! Move in and enjoy this exceptional home today! ASK FOR THE FEATURE UPGRADE LIST! Come see the view and stay for the LIFESTYLE! High River is a small town only 9 min from Okotoks and 26 min to Calgary - with ALL the big city amenities including a hospital. Tons of community

events, parades, festivals, and more. It's the place you will want to call home. Book for a tour.