



GRASSROOTS
REALTY GROUP

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108 Monterey Bay SE
High River, Alberta

MLS # A2247765



\$749,900

Division:	Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,344 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

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

Inclusions: N/A

NOW INCLUDES FULL LANDSCAPING! SOD IN THE FRONT AND BACK WITH MULCH ON THE SIDE! Welcome to the Delphina by Hopewell Homes, this 1346 sq. foot bungalow is on a pie-shaped walkout lot that is located at the end of a quiet cul-de-sac that backs onto the Montrose canal. The main floor of this home has a stunning kitchen that includes a chimney hood fan, quartz counters, stainless steel appliances, built-in microwave, an extra bank of drawers and a serving pantry. This level has 10' ceiling height and features a mud room/laundry room, dining room, cozy living room, 4-piece washroom, and 2 bedrooms. The spacious primary has a walk-in closet and 5-piece ensuite with tiled walls and a niche in the shower. The fully finished basement has a 9' foundation height and offers 798 sq feet of living space with one bedroom, bathroom, and large recreation room. There are many extras in this home including a 2' garage width extension, upgraded quartz countertops and cabinetry throughout, triple pane windows, exterior gas line, knockdown ceiling texture, and luxury tile and vinyl plank flooring. Located close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this family home is in a truly ideal location. Please click the multimedia tab for an interactive virtual 3D tour.