



**GRASSROOTS**  
REALTY GROUP

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**1610 Monteith Drive SE**  
**High River, Alberta**

**MLS # A2250884**



**\$639,000**

<b>Division:</b>	Monteith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,094 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

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

**Inclusions:** Shed and Solar Panels

Welcome to this stunning former show home offering over 2,000SQFT of living space with thoughtful upgrades throughout. Designed for comfort and efficiency; this three bedroom home features hardwood flooring, 9 ft ceilings, air conditioning, solar panels, and an oversized garage. The fully landscaped and fenced yard looks onto a beautiful green space. The large deck off the dining area is perfect for entertaining. The inviting great room is anchored by a tiled gas fireplace, seamlessly connected to the kitchen and dining area. The chefs kitchen is complete with stainless steel appliances, quartz countertops, walk-through pantry and center island with eating bar. A two-piece bathroom and convenient laundry/mud room with garage access finish off the main level. Upstairs, you'll love the spacious bonus room with west-facing views, two generous bedrooms, a full bathroom and a primary suite with walk-in closet and beautiful four-piece ensuite. Energy efficiency is at the forefront with solar panels enhancing the home's value and sustainability. This property combines style, function, and comfort—an ideal choice for families looking for a move-in ready home in a great community.