



**GRASSROOTS**  
REALTY GROUP

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

**1708 Montgomery Gate SE**  
**High River, Alberta**

**MLS # A2251316**



**\$649,900**

<b>Division:</b>	Monteith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,003 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular 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, Partially Finished	<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>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** Kids Play Set in the backyard, Tramp, Water Softener (must assume \$36.70 per month rental from Culligan - 12 months remaining)

Welcome to 1708 Montgomery Gate in the charming community of Montrose, High River! This stunning 2,003 sqft two-story home blends small-town country charm with all the modern conveniences you'd expect from big city living. Inside, you'll be greeted by an open and inviting layout filled with natural light from the home's expansive windows. The main floor features a dedicated office space, perfect for remote work or study, and a chef-inspired kitchen complete with gleaming quartz countertops, crisp white cabinetry, stainless steel appliances, and eye-catching mosaic tile backsplash. Flowing LVP flooring ties the space together, creating a warm and stylish atmosphere. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite, as well as a spacious bonus room for family movie nights or a cozy retreat. A second 5-piece bathroom serves the additional bedrooms with ease. The basement is partially developed, offering the perfect opportunity for you to customize and expand your living space. Additional features include air conditioning for year-round comfort, and a large oversized garage (18' 11" x 23' 5") ideal for extra storage or a workshop. Step outside to your sizeable deck overlooking the expansive lot—perfect for summer BBQs or simply taking in the fresh country air. Living in High River means you get the best of both worlds: a peaceful small-town lifestyle with friendly neighbors, scenic views, and endless outdoor recreation opportunities, all while enjoying convenient access to shopping, dining, and big city amenities just a short drive away. This is more than a home—it's the lifestyle you've been waiting for.