

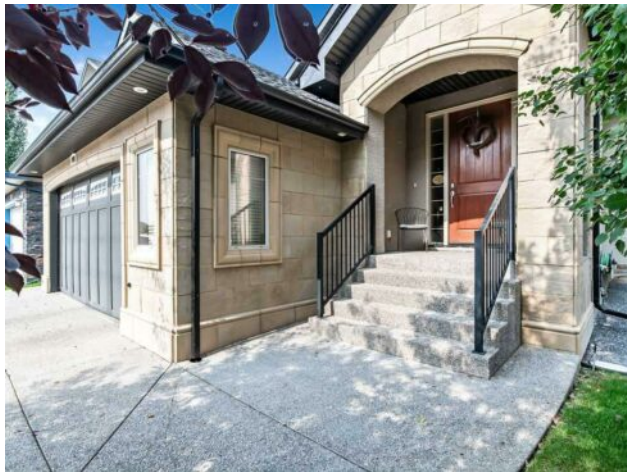


**GRASSROOTS**  
REALTY GROUP

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**608 Montgomery Close SE  
High River, Alberta**

**MLS # A2252848**



**\$649,000**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, Underground Sprinklers		

<b>Heating:</b>	In Floor, 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Vacuum System and Attachments

Welcome to 608 Montgomery Close in the desirable community of Montrose. This custom-built 3 bedroom bungalow offers over 2500 sq. ft. of beautifully designed living space with 10 ft. ceilings and quality finishes throughout. The stucco and sandstone brick facade creates striking curb appeal; while inside you are welcomed by a stunning two-way gas fireplace and a spacious foyer with built-in storage bench. Hardwood floors flow across the main level, leading to a cozy sitting room, a bright open-concept living and dining area. A chef's kitchen is complete with granite counters, a large island with sink, corner pantry, ample cabinetry and a custom built-in desk. Large north-facing windows fill the space with natural light and a garden door opens to a private deck for barbecuing. The inviting primary suite features a spa-inspired 5-piece ensuite with walk-in shower, soaker tub and generous closet. There is a large mudroom off the garage with laundry, sink and storage. The convenient half bath off the entry completes the main floor. The fully finished lower level offers in-floor heating, two spacious bedrooms with custom closets, a shared Jack & Jill bath with dual sinks and walk-in shower. There is an abundance of storage on the lower level. Additional upgrades include central vac, water softener, irrigation system and gas lines to the barbecue and stove. Situated on a fully fenced and landscaped lot, this home is ideally located close to walking paths, parks, shopping, recreation facilities, and within walking distance to downtown High River. Executive bungalow living at its finest!