



GRASSROOTS
REALTY GROUP

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

23, 1407 3 Street SE
High River, Alberta

MLS # A2254910



\$379,900

Division:	Montrose		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,174 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 191
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

This 1,174 sq. ft. detached two-bedroom home is located in the highly sought-after community of Montrose and is in like-new condition. The welcoming covered front porch is perfect for enjoying the morning sun and opens into the main floor, where you'll find a versatile flex space ideal for a home office or family room. This level also provides direct access to the rear-attached single garage, which is spacious enough to accommodate a vehicle plus additional storage. Up the first flight of stairs, you'll discover a bright living room filled with natural light, a four-piece bathroom, and a bedroom with a walk-in closet and stunning mountain views. This level also features a beautiful kitchen complete with quartz countertops, stainless steel appliances, a large island with storage, and abundant cabinetry. Another flight of stairs leads to the private and spacious primary bedroom, which includes a walk-in closet and a four-piece ensuite. With its functional layout and modern yet timeless finishes, this home is an excellent choice for a young family, working professionals or a shared living arrangement. It is conveniently located within walking distance of shopping, schools, playgrounds, downtown, the Happy Trails pathway system, and the pool/recreation centre. Low condo fees of just \$190 per month and pet-friendly policies make this property even more appealing. Please click the multimedia tab for an interactive 3D tour and floor plans.