



**GRASSROOTS**  
REALTY GROUP

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**307 Monterey Place SE**  
**High River, Alberta**

**MLS # A2255434**



**\$748,500**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,047 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

4 Beds | 4 Baths | Bonus Room | Main Floor Office | Fully Finished | Pie Lot | \$200K+ in Upgrades Here's your golden opportunity to own a beautifully finished home with over \$200,000 in premium upgrades. Built in 2023 and still under structural warranty, this 2,875 sq. ft. home offers panoramic 180-degree views, southwest exposure, and no rear neighbors. Soak up the sun, mountain views, and incredible sunsets in peace. The main floor features a chef's kitchen with upgraded appliances including a gas cooktop, wall oven, built-in microwave, and a butler's pantry ideal for a coffee bar or prep space. A spacious mudroom with built-in lockers, walkthrough pantry, and main floor office round out this level. Upstairs includes a bonus room (convertible to a 5th bedroom), upper-floor laundry, and a spa-inspired primary retreat with dual sinks, soaker tub, oversized shower, and walk-in closet. Two more bedrooms complete the floor. The fully finished basement has 9-foot ceilings, a large rec room, 4th bedroom, full bathroom, and excellent storage. Outside is exceptional: a professionally landscaped pie-shaped lot with a 3-tiered deck, cedar pergola, 7-foot dry storage, BBQ gas line, and a fully fenced yard with cedar mulch garden beds. Extras include A/C, hot tub wiring, custom blinds, sunshades, and an insulated, drywalled garage. You couldn't rebuild this home with these extras at this price. Ask for the full upgrade list. Come for the view, stay for the lifestyle. High River is just 9 minutes to Okotoks and 26 to Calgary, with small-town charm, big-city amenities, and a strong sense of community. Book your tour today.