



GRASSROOTS
REALTY GROUP

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52, 351 Monteith Drive SE
High River, Alberta

MLS # A2263647



\$459,900

Division:	Monteith		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Live on the water in sought after Monteith! Incredible value in this fully developed walkout property overlooking the water with views of the Rocky Mountains. Over 2200 sq ft of developed living space! Immaculately maintained and updated throughout with tasteful interior renovations & significant mechanical system updates, this property is 100% turnkey. Modern open plan, with large entryway leading to a wide-open kitchen & dining area. Timeless shaker style cabinetry, large corner pantry, & granite countertops including central island. Built-in granite clad message center opposite the kitchen with upper and lower cabinetry makes an excellent bar or coffee station. Stained oak hardwood flooring throughout the main level. Sunny, South facing balcony runs the entire width of the property and is bordered by privacy walls on both sides & makes full advantage of the water & mountain views. 3 very generous bedrooms upstairs including oversized primary bedroom with full ensuite bath and walk-in closet. In this sprawling townhome all rooms are larger than standard and the upper level also offers a central bonus/flex room. Fully developed walk-out basement with a 4th full bathroom with separate deep soaker tub & custom tilework. Media/theatre room offers many uses and walks out directly to a covered patio area with access to the gorgeous, lush community walkways which wind through Monteith and along the water. Many upgrades & extras including central A/C, water softener, new washer & dryer, new stove, new dishwasher, & smart controls for the high efficiency furnace & A/C. Single attached garage, fully insulated and drywalled with 10' high ceiling. Located just steps from High River Co-Op, Rec Center, community walkways, parks, courts, & all amenities. A premium location within High River nestled in a nature-focused development with easy access to all the

community has to offer. The total package offering superb value in Monteith of High River!