



GRASSROOTS
REALTY GROUP

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611 Monteith Drive SE
High River, Alberta

MLS # A2265397



\$549,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Welcome home to this beautifully maintained 1,960 sq. ft. family home in the highly sought-after community of Montrose. With 3 bedrooms, 2.5 bathrooms, and an abundance of natural light, this property combines comfort, style, and function. The inviting front entry opens to a bright main floor featuring a convenient 2-piece powder room and main-floor laundry. The kitchen offers a large pantry, plenty of cupboard and counter space, a functional island, and a breakfast bar. The adjoining dining area provides easy access to the backyard, while the cozy living room with a gas fireplace is the ideal spot to relax. A wall of south-facing windows floods the main floor with natural light year-round. Upstairs, you'll find a spacious bonus room, a 4-piece main bathroom, and three generous bedrooms. The primary suite features a large walk-in closet and a luxurious ensuite complete with a double vanity and relaxing soaker tub. Enjoy the outdoors on the private deck with a built-in privacy wall overlooking the fully fenced backyard—perfect for kids, pets, and entertaining. Additional highlights include genuine hardwood flooring, central air conditioning, and an oversized double attached garage. Located in a vibrant family-friendly neighbourhood close to walking paths, schools, shopping, rec centre, and playgrounds. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.