



**GRASSROOTS**  
REALTY GROUP

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**114 Monterey Bay SE**  
**High River, Alberta**

**MLS # A2267762**



**\$689,900**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This brand new 2006 sq ft home is located on a large corner lot and includes landscaping! The kitchen has a walk-through pantry, stainless-steel appliances, and gorgeous, upgraded backsplash. This level also has a 2-piece washroom, living room, flex room perfect for an office or playroom, and dining room that has access to the back yard and 10 x 12' deck. The foyer is open to the space above, creating an airy, open feel. On the upper level is a bonus room, laundry, and 3 bedrooms including the primary with walk-in closet and 5-piece ensuite with tile-to-ceiling step-in shower. Extras in this family home include upgraded cabinetry, quartz countertops throughout, luxury flooring, exterior BBQ gas line, knockdown ceiling texture, and spindle railings. The garage has a 6' width extension and the foundation height is 9'. Landscaping includes front yard with sod, backyard sod, and side yard with mulch. Montrose is located close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts, schools, and playgrounds. Welcome to the Belmore by Hopewell! Please click the multimedia tab for an interactive virtual 3D tour.