



GRASSROOTS
REALTY GROUP

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**127 Montane Link SE
High River, Alberta**

MLS # A2274482



\$524,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This brand new 3-bedroom, 2.5-bathroom home by Hopewell is ready for immediate possession! The main floor has a bright and inviting open floorplan with a convenient front room that is perfect for a home office, a living room/dining room combination, 2-piece washroom, and mud room with back yard access. At the rear of the home is the modern kitchen with quartz countertops, stainless steel appliances, spacious island with eating bar, pantry, and LED pot lights. On the upper level are 3 bedrooms, bonus area suitable for different uses such as a play space, laundry room, and 4-piece washroom. The primary bedroom is spacious and has a walk-in closet and 5-piece ensuite. There is a 9' foundation height in the unfinished basement. Extras in this home include luxury vinyl plank on the main floor, triple pane windows, spindle railing, knockdown ceiling texture throughout. There is also a convenient separate side entrance, exterior gas line for future BBQ, and a 20x21' garage-ready concrete parking pad with back alley access off the west facing backyard. Located close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is an excellent choice for a family or as an investment. Please click the multimedia tab for an interactive virtual 3D tour.