



**GRASSROOTS**  
REALTY GROUP

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**210 Monterey**  
**High River, Alberta**

**MLS # A2275433**



**\$919,900**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, No Neighbours Behind		

<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>	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

This is a deluxe fully finished walkout bungalow with a triple attached garage and a premium location backing onto a park and pond in Montrose. It is 1505 square feet and has a great view. It has an open and modern feeling with a well planned kitchen that includes cabinets to the ceiling, quartz counters, walk-in pantry, premium tiles, and an under-mount sink and all appliances included. There are three bedrooms plus a fourth bedroom or office. The primary bedroom suite has a great view over the pond and has a gorgeous ensuite with a six foot shower, a freestanding soaker tub, and a walk-in closet with custom cabinetry. The walkout level also has large family room with a wet bar. The main floor has a covered 17' x 10' deck and the walkout level has a 17' x 10' patio. Other extras include a fully drywalled garage, Hardieboard exterior, and a full concrete front step. Click the multimedia link for a virtual interactive 3D tour, plus floor plans and professional pictures.