



GRASSROOTS
REALTY GROUP

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1709 Montgomery Park SE
High River, Alberta

MLS # A2284940



\$669,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,489 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Tucked away at the end of a quiet cul-de-sac in sought-after Montrose High River is a family home that truly delivers on space, comfort, and lifestyle. Offering nearly 2,500 sq ft above grade, this home features 5 spacious bedrooms, 3.5 bathrooms, and a walkout basement with the flexibility to add a 6th bedroom — ideal for growing families, multi-generational living or secondary suite. (with approvals) Stay cool all summer with air conditioning, and enjoy the oversized bonus/theatre room upstairs, perfect for movie nights or a cozy hangout. The primary suite is a true retreat with a walk-in closet and deep soaker tub. Outside, the south-facing backyard is professionally landscaped and filled with sunshine! Steps from schools, shopping, walking paths, parks, a dog park, and the rec centre — Montrose offers community living at its best. This is the one you've been waiting for. Won't last!! Book your private tour today!!