



**64, 351 Monteith Drive SE
High River, Alberta**

MLS # A2285411



\$400,000

Division:	Montrose		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Sump Pump(s)		

Inclusions: N/A

Welcome to this beautifully designed 2025-built walkout townhome in the sought-after Montrose community of High River, perfectly situated backing directly onto a serene pond and pathway system, offering peaceful water views and an exceptional connection to nature from every level of the home. Ideally located within walking distance to the high school, shopping, and everyday amenities, this home delivers both convenience and tranquility. Step inside to a bright, welcoming open-concept main floor thoughtfully designed for both entertaining and daily living. The kitchen features crisp white cabinetry, ample storage, sleek quartz countertops, and a spacious island perfect for gathering, while the adjoining living room is flooded with natural light from large windows that frame breathtaking pond and pathway views, creating a serene backdrop year-round. High ceilings enhance the sense of space and openness, and the balcony off the living area provides the perfect spot for morning coffee or evening relaxation while taking in the peaceful surroundings. Upstairs you'll find three generously sized bedrooms, including a spacious primary retreat overlooking the water, complete with a walk-in closet and a modern ensuite featuring a stand-up shower, ceiling-height travertine tile, and quartz counters. Two additional large bedrooms share a large four-piece bathroom, and convenient upper-floor laundry adds everyday ease. The unfinished walkout basement provides a blank canvas for future development, already equipped with roughed-in plumbing and direct access to a private patio space, extending your living options outdoors. Additional highlights include an attached single-car garage, driveway and nearby visitor parking, and the simplicity of townhome living with no need to worry about snow shoveling or landscaping, with landscaping to be completed by

the builder in Spring 2026. Backing onto scenic pond views and pathways in one of High River's most desirable communities, this home offers a perfect balance of style, convenience, and tranquil living. *Camera on site*