



GRASSROOTS
REALTY GROUP

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**1708 Monteith Drive SE
High River, Alberta**

MLS # A2286029



\$719,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,381 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SUNDAY FEBRUARY 22 FROM 1:00PM - 3:00PM. Welcome to this beautiful 2381 sq. ft. home in the sought-after community of Montrose in High River. A total of 4 bedrooms, 2.5 bathrooms, partially finished basement, double attached garage and air conditioned. This home is perfectly situated backing directly onto a peaceful vacant field. Step inside this bright, welcoming, open -concept, home into the stunning foyer with tiled floors and vaulted ceiling. Also on the main level is the versatile flex room creating a space for an office, playroom or dining room. The bright spacious family room has a gas fireplace and is open to the kitchen and eating area. The eating area connects to the deck for hot summer BBQs or tranquil morning coffee. The kitchen boasts quartz counters, a large island and a convenient corner pantry. The main floor also has a 2 piece bathroom and a separate laundry room. Upstairs you'll discover a bright bonus room, a 4 piece bathroom, a 5 piece ensuite and 3 bedrooms. The primary bedroom is a spacious retreat (15' x 14' 7") including a walk-in closet and a 5pc ensuite. The ensuite has double sinks with quartz counters, soaker tub, separate shower and privacy door to the toilet. Both the Primary bedroom and ensuite are situated overlooking the private serene views of the fields. The basement contains the 4th bedroom, games room and family room. The storage room is plumbed in for an additional bathroom. The back yard is fully fenced with great views, overlooking the vacant field, which is a wonderful area to walk your dog or watch the wildlife. Montrose is a beautiful community with walking paths, playground, tennis/pickleball courts and off leash dog park. You can walk or bike to Co-op, recreation complex (with new swimming pool) and restaurants. Please click on the multimedia tab (top left) for a 3D tour and additional

photos. Welcome home to Montrose in High River.