



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

MLS # A2287499



\$499,200

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Stone, Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to "The Kinley", a bright, modern detached two-storey home in the sought after community of Montrose, one of High River's most family-friendly communities. This open concept floor plan offers 1,255 sq. ft., 3 bedrooms, and 2.5 bathrooms, with an open layout designed to feel connected, comfortable, and easy for everyday life. Step inside and you'll immediately notice the natural light and the way the main floor is built for real family routines—morning breakfasts, homework at the table, and weekend hangouts that naturally flow from one space to the next. At the heart of the home, the kitchen pairs clean, timeless finishes with modern contrast including quartz countertops, classic stacked-tile backsplash, "mushroom" coloured cabinetry, and black hardware that ties it all together. The galley-style kitchen with a large island keeps everything within reach, while a walk-in pantry makes day-to-day storage simple. One of the most unique (and practical) features is the built-in banquet bench seating in the dining area, perfect for kids' meals, board games, and those "everyone pile in" moments when friends come over. And because the main floor is oriented to the backyard, it's easy to keep an eye on the action outside while you cook or entertain. Upstairs, the layout continues to impress with a winged bedroom design that adds privacy between rooms—ideal for families with kids, guests, or a home office setup. The owner's suite includes a walk-in closet and a 4-piece ensuite, creating a calm retreat at the end of the day. The full basement offers a ton of future potential, think playroom now, gym or extra living space later. Outside, you'll love the west-facing yard for sunny afternoons and evening light, great for BBQs, patio time, and watching the kids play after school.

There's also a concrete parking pad, adding everyday convenience right from day one. And then there's the community—Montrose is built for families who want more than just a house. The neighbourhood is anchored by a weaving pond system, playgrounds, walking trails, and sports courts, plus standout amenities like a shaded pergola lookout, community gardens, and tennis/pickleball courts. The community is designed so you can actually live locally, an easy walk to everyday needs (including groceries) and a pedestrian-friendly network of pathways throughout. School options are also a big plus, with designated schools easy to reach by walking or biking. If you're looking for a home that's stylish, functional, and set in a community where kids can grow up with parks, pathways, and neighbours close by, this might just be the one. **Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home**