



**36, 351 Monteith Drive SE
High River, Alberta**

MLS # A2291454



\$435,000

Division:	Monteith		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Luxurious open concept townhouse backing onto a pond and park in Montrose. This two-story end unit has three bedrooms, three bathrooms, a bonus room, and a fully finished walkout basement. On the main floor, a spacious sun-filled great room opens onto a large deck which overlooks the pond & has an incredible mountain view. The kitchen is high quality with oak cabinets, granite counters, an instant hot water tap, garburator, a pantry, & includes a built in desk. There is a fireplace, tile & hardwood on the main floor, a generous entry hall with lots of closet space, and a sunlit staircase. The second floor has a big primary suite with a four-piece bathroom and walk-in closet, as well as two additional bedrooms, a bonus room, and laundry area. On the lower level a very large, bright family room opens to a big private patio. Also, downstairs there is a bathroom ready for completion. It currently has a sink and is ideal for wine making, and there is a built-in vacuum. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.