



GRASSROOTS
REALTY GROUP

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**1626 Montrose Terrace SE
High River, Alberta**

MLS # A2294637



\$849,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub		
Inclusions:	Light Fixtures, Garden Shed, Green House		

OPEN HOUSE Sunday March 22 from 2pm-4pmCome view this High River detached 2200 sq ft home, with a fully developed Walk Out basement adding an additional 1000 sq ft of living space. Beautifully appointed 5-bedroom, 4-bath home is in like-new condition and perfectly situated at the end of a quiet cul-de-sac, backing onto a tranquil pond and park in the community of Montrose. Designed to maximize natural light and picturesque views, the kitchen, living room, dining room, primary suite, and walkout level all overlook the water. High-quality finishes are showcased throughout, including durable laminate floors, granite countertops, custom tile, 9' ceilings, a striking 40" wide staircase, and premium cabinetry and woodwork throughout. The chef's kitchen features a large island, walk-through pantry, and built-in high-end stainless-steel appliances with a gas cooktop. The thoughtful layout includes a private main-floor office, bright bonus room, second-floor laundry, and a well-designed mudroom. Outdoor living is exceptional with an oversized 22' deck and a poured patio on the walkout level. Set on a large pie-shaped, fully fenced lot, this home offers luxury, privacy, and an unbeatable location. Close to schools and shopping, come check out your new home today.