



**1707 Montgomery Gate SE
High River, Alberta**

MLS # A2295509



\$599,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,849 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

This 1849 sq foot, 5-bedroom family home has been well maintained and has a desirable west-facing back yard and plenty of functional space throughout. The main level offers a practical layout, featuring a stylish white kitchen with an extra-large pantry and new dishwasher. This level also has a 2-piece washroom, laundry room and cozy living room. Upstairs, you will find 4 generous sized bedrooms, ideal for a family. The 13x12' primary has a spacious walk-in closet and 5-piece ensuite with double sinks and a luxurious soaker tub. The basement includes a 5th bedroom, family room with a wet bar roughed in, storage, and an almost complete bathroom that just needs shower tile and plumbing fixtures. For extra comfort, this home includes central AC and a heated double attached garage. Enjoy the outdoors in the great-sized west-facing backyard, complete with a covered deck and cement patio with a raised garden bed. This wonderful family home is in an ideal location, close to schools and shopping and ready for a new family to call it home! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.