



**32, 351 Monteith Drive SE
High River, Alberta**

MLS # A2295978



\$435,000

Division:	Montrose		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,615 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Welcome to the Murals of Montrose—where lifestyle meets location. Perfectly situated near schools, shopping, parks, and scenic pathways, this upgraded home offers the space, comfort, and setting today’s buyers are looking for. From the moment you walk in, you’re greeted by a spacious entryway and a warm, inviting feel. The open-concept main floor is designed for both everyday living and entertaining, featuring rich hardwood floors, granite countertops, and a bright, functional kitchen with pantry. The kitchen overlooks a generous living room anchored by a cozy gas fireplace—perfect for relaxing evenings at home. Step outside and you’ll see where this home truly shines. The south-facing back deck offers all-day sun and backs directly onto green space and the canal—creating a private, peaceful setting that’s hard to find. Upstairs, the bonus room adds flexible space for a media area, home office, or kids’ retreat. The primary bedroom is a true escape, complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and upper-level laundry add to the home’s thoughtful, family-friendly design. The walk-out basement is a blank canvas, ready for your vision—whether it’s extra living space, a home gym, or additional bedrooms. Homes with this combination of upgrades, layout, and location don’t come up often. Call today to book your private showing—and start packing.