



**26, 351 Monteith Drive SE
High River, Alberta**

MLS # A2296014



\$494,900

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|------------------|--|---------------|-------------------|
| Division: | Montrose | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,518 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, No Neighb | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 403 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TND |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Quartz Counters | | |

Inclusions: Shelving in Garage,

Welcome home! This upgraded 3 bedroom townhome is ready to welcome it's new owners in style. It is in a fantastic location, walking distance to groceries, and quick access to downtown High River, or drive a few minutes west and hop on the highway! With luxurious upgrades, a fantastic location, and a stellar view, you won't want to miss it! When you enter the home, you are met with a spacious foyer and 2 full coat closets, the garage and 1/2 bath are to your right. Following the hardwood floors into the kitchen, you have plenty of space for work and living, the desk nook is perfect as a desk, or you can set up your personal coffee bar. The kitchen and nook have completely redone cabinets and new quartz countertops, all of the appliances were updated in 2022. The living room lends itself to cozy evenings with the fireplace, or rambunctious board game nights. In its current configuration, the dining room seats 6, but with a different layout could seat more! The back deck is the perfect place for morning coffee, or an afternoon BBQ. Upstairs, the stairwell windows bring in lots of light, in the hallway, the Washer and Dryer are centrally located to make laundry a breeze. To the left, the primary bedroom comfortably fits a king sized bed, and 2 dressers! The 3 piece ensuite comes complete with more linen storage, new quartz counters, and plenty of cabinet storage. The attached walk in closet comes with a customizable closet organizer. Towards the 2nd and 3rd bedrooms, you'll find another linen closet, and 4 piece bathroom that is fully redone. Both bedrooms will fit a queen sized bed and a dresser, with enough space for a desk in each on top of that! In the basement, you'll find another 4 piece bathroom. The basement rec room comes complete with a dry bar and fridge, and direct access to the fenced concrete patio. This home has had almost everything

refreshed and redone, each and every cabinet has been resprayed, all the appliances updated, a new hot water tank in 2021. This home is beautiful to walk through and displays real pride of ownership, so book your private showing today!