



**1516 Montrose Terrace SE  
High River, Alberta**

**MLS # A2297792**



**\$817,700**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Montrose   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,278 sq.ft.   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L    |               |                   |

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|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Cork, Laminate, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | TND |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Refrigerator & Stand Up Freezer, Central Air Conditioner  |                   |     |

Is there a 4-bed detached home with over 3000 sq ft, a walkout basement, and no rear neighbours? Welcome to 1516 Montrose Terrace, a thoughtfully updated home offering space, light, and privacy, backing onto a peaceful walking path and pond with sunny south exposure. Step inside and you are immediately greeted by soaring ceilings and a bright, open floor plan designed for both everyday living and entertaining. Natural light fills the main level, drawing you into the heart of the home where a recently updated kitchen features new countertops, a designer backsplash, slide-out storage, and stainless steel appliances. Just off the kitchen, a newly added butler's pantry elevates functionality with an oversized fridge and freezer plus instant hot water, making hosting effortless. Upstairs, the open-to-below design enhances the sense of space and connection throughout. The primary bedroom offers a quiet retreat with large windows overlooking the backyard and a spacious 5-piece ensuite. Two additional generously sized bedrooms and a bonus room with impressive vaulted ceilings provide flexibility for family living, work, or relaxation. The fully finished walkout basement expands your living space with a fourth bedroom, a full bathroom with heated floors, and direct access to the backyard. With south exposure and no immediate neighbours behind, this level feels bright, private, and inviting. Outside, enjoy the rare combination of backing onto a walking path and pond, creating a peaceful setting right at your doorstep. Completing the home is an oversized heated triple garage with a dedicated workspace, ideal for storage, hobbies, or projects. 1516 Montrose Terrace offers the perfect balance of space, upgrades, and location, designed to fit the way you live today. Don't miss out, and book your showing today!