



**508 Montana Bay SE
High River, Alberta**

MLS # A2299271



\$652,500

Division:	Montrose		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,268 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Shed, Solar Panels		

Welcome to Montrose, where these semi-detached bungalows are highly sought after and rarely come on the market. Presenting 508 Montana Bay, this beautifully designed home features an open floor plan with two bedrooms and two full bathrooms on the main level, along with laundry. The kitchen has been recently updated with stylish cabinets, completed in 2024, offering finishes that weren't available when the home was built in 2021. The main floor was also painted in 2024, enhancing its fresh and inviting ambiance. This home is equipped with solar panels installed in 2024, providing energy efficiency and lower utility bills. Vaulted ceilings create a sense of spaciousness, while the dining room seamlessly connects to the cozy living room, complete with a fireplace and access to an upper west-facing balcony—ideal for enjoying beautiful sunset views. The primary bedroom features a walk-in closet and a luxurious 5-piece ensuite that feels like a personal spa retreat. The fully finished basement is an impressive space, featuring a large recreation room, two additional bedrooms, a hidden hobby or storage area, a full bathroom, and a kitchen or coffee station with plumbing. Enjoy direct access to a concrete patio, turf area, wood deck, and a surprisingly spacious yard, perfect for outdoor entertaining. Don't miss your chance to own this exceptional home! Call your favorite agent today to schedule a showing.