



**311 Monterey Place SE
High River, Alberta**

MLS # A2301262



\$699,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Montrose | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,997 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, 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: Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Gazebo on Rear Deck, Garage Heater, Permanent Outdoor Lights

Welcome to this beautifully maintained and thoughtfully designed home offering the perfect blend of comfort, style and functionality. Nestled in a desirable neighbourhood, this property is ideal for families, professionals, or anyone seeking a peaceful, yet convenient lifestyle. Step inside to discover a bright and spacious open-concept layout, featuring large windows that flood the home with natural light. The modern kitchen is equipped with modern stainless steel appliances, quartz countertops, ample cabinetry, separate pantry and a generous island, perfect for prepping, cooking, entertaining and family gatherings. The living and dining areas flow seamlessly, creating a warm and inviting atmosphere. There is also the convenience of private home office on this main floor. Upstairs, you'll find a spacious bonus room, well appointed bedrooms, including a large primary suite complete with walk in closet and luxurious five piece ensuite. The fully developed basement is thoughtfully finished, adding exceptional living space and versatility, featuring an open layout rec room with bar area, a full bathroom with modern fixtures, and an additional bedroom. Outside, you will enjoy a beautifully landscaped pie shaped yard which offers plenty of room for the addition of play structures, trampolines or firepit. Additional features include a south facing deck with gazebo off the main living area, central air conditioning fenced in dog run and a heated double attached garage. Additionally, the home has just been repainted throughout and brand new upper grade carpet and underlay installed on the stairs and entire upper floor. The location is stellar, offering gorgeous views from the rear deck and close proximity to walking paths, parks and shopping. This is a place you would be proud to call home, don't miss the opportunity to make it yours!