



**307 Monterey Drive SE
High River, Alberta**

MLS # A2091515

\$677,500



Division:	Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This brand new 1340 sq. foot bungalow is ready for a new owner to call it home! This home features 2 bedrooms on the main floor and a fully developed basement with an additional bedroom. The stylish kitchen comes complete with appliances, quartz counters and an undermount sink. Additional features include an electric fireplace in the inviting living room as well as railing upgrade on the main floor and basement. The south-facing back yard faces an open area that will not be developed, making for amazing views. Only a few steps from Montrose Pond, walking paths, parks, tennis court and a block away from a future school location makes this home an ideal location. Please click the multimedia tab for an interactive virtual 3D tour and floor plans. **Hopewell also provides the option of building this model on one of their estate lots, allowing for full personalization on finish choices and comes complete with upgraded exterior finishes, walkout basement, rear deck and triple car garage, from \$699,900 including GST.**