



**1621 Montrose Terrace SE
High River, Alberta**

MLS # A2137016



\$829,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the heart of High River's prestigious Montrose Terrace neighbourhood, the Taylors found their dream home—a stunning two-storey house that promised a life of luxury, comfort, and unforgettable memories. Stepping inside, the main level greeted them with seamless hardwood floors and a large kitchen with ceiling-high cabinets and clever storage solutions. Natural light from the south-west facing windows illuminated breathtaking views of the mountains and pond. Evening family dinners were a delight, and the nearby walking path invited them for leisurely strolls along High River's Happy Trail system. John's front office became his quiet sanctuary for writing, while the living room's cozy fireplace became the hub for family game nights and holiday celebrations. Upstairs, two spacious bedrooms provided comfort for Emma and Michael, while the bonus room with panoramic mountain views was perfect for play and relaxation. The primary suite was a true retreat for Sarah and John, featuring a luxurious ensuite with a two-way fireplace and access to the upper deck. The fully finished walkout lower level offered additional living space with a bedroom, bathroom, and expansive rec room opening onto the lower deck. The backyard's maintenance-free, low-water landscaping was ideal for summer barbecues and stargazing. Living in Montrose Terrace provided the Taylors with easy access to the playground, Co-Op, Canadian Tire, and the off-leash dog park. Commuting to Calgary was a breeze with Highway 2 nearby, making their location perfect for a busy family life. In immaculate condition and thoughtfully designed, the Taylors' home was a place of luxury, comfort, and countless cherished memories. They embraced living in one of High River's finest homes, where every view was breathtaking and every moment was treasured. Would you like to be the

"Taylor's"?