



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

MLS # A2142823



\$714,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Street Lighting, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	36-18-29-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Introducing the Donovan & this spacious showhome is designed with both functionality and elegance in mind, located on a tranquil pie-shaped lot within a cul-de-sac and across from the pond in Montrose. The open concept main floor living area is perfect for entertaining or cozy weekends with family. At the heart of the home is a grand kitchen, featuring a large columned island and an L-shaped layout, ideal for cooking and setting up a homework station. And trust me you're going to love everything about this kitchen from the modern two tone cabinets to the marble hexagon backsplash that wraps the entire stand alone hoodfan. And for the chef, a gas cooktop stove, built in oven, plenty of prep space and open shelving for all your cookbooks. The walk-through pantry conveniently connects the mudroom to the kitchen, making grocery unloading a breeze. The back living room is wrapped in windows to provide maximum natural light and the fireplace provides the perfect spot to unwind at the end of a long day. The large dining room is the perfect place to entertain guests or share holiday meals. The Donovan's expansive primary suite serves as a luxurious retreat, complete with a full 5-piece ensuite, huge walk-in closet, vaulted ceiling and access to a walk-through laundry room. The upper-level bonus room, with its street-facing vaulted design, is perfect for movie nights or a private escape. Two additional kids rooms provide ample space for the growing family. With spacious living areas and thoughtful design, the Donovan provides ample elbow room for every member of the family. Whether hosting a party, spending quality family time, or seeking a private retreat, this home offers it all. Experience the perfect blend of luxury and comfort at the Donovan. Located in beautiful Montrose, this incredible new community is developed on 200 acres on

the south side of High River and offers stellar mountain views, exceptional amenities and an abundance of pathways, parks and green space. In Montrose you'll be able to strike the perfect balance to all that's important to you!