



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

MLS # A2144820



\$689,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	(TND)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Framed TV in great room, TV wall mounts in primary bedroom

2,041 SQ.FT. | 3-BED | 2.5-BATH | BACKING ONTO NATURAL RESERVE | MOUNTAIN VIEWS | SOUTH FACING BACKYARD. Welcome to your own slice of paradise at 601 Monterey Dr SE! Prepare to be enthralled by the sounds of birds chirping and a creek flowing alongside a wooded area just steps from your backyard, Rocky Mountains standing majestically in the distance. Inside, the home is equally stunning. A grand entrance with vaulted ceilings leads you to an open layout filled with natural light, tasteful design accents, and scenic views at every turn. The kitchen features quartz countertops, sleek cabinetry, top-tier appliances including a gas range and upgraded fridge, complemented by a convenient walk-through pantry to keep everything organized and out of sight. The cozy great room with gas fireplace and Samsung Frame TV offers a perfect space for relaxation. The dining room opens to a large composite deck, ideal for hosting BBQs and enjoying the spectacular views, free from rear neighbours! A versatile flex room can serve as home office, study, or creative space, while built-in mudroom lockers keep everything neatly stored away. Upstairs, you'll find three bedrooms including a luxurious primary retreat with a spa-inspired 5-piece ensuite with oversized tiled shower, deluxe soaker tub, and generous walk-in closet. A large bonus room, convenient upper laundry, 4-piece main bath, and two additional bedrooms complete the upper floor. The basement, with its 9-foot ceilings and large windows, is ready for future development and includes modern conveniences such as a water softener, tankless water heater, and A/C rough-in. Still partially covered under a new home warranty and beautifully landscaped, this home offers the perfect blend of modern amenities, stunning natural beauty, and convenient access to schools, shopping, and transportation.

Experience the scenery and outdoor recreation of Montrose in High River. It doesn't get any better than this! Book your showing before it's too late. ****WATCH THE VIDEO TOUR****