

# \$874,900 - 1611 Montrose Terrace Se, High River

MLS® #A2224615

**\$874,900**

4 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0.13 Acres

Montrose., High River, Alberta

Welcome to your DREAM HOME in Sought-After Montrose! This Immaculate, AIR-CONDITIONED 2-storey offers over 3,295 sq ft of Developed Space, featuring 4 bedrooms, 3.5 bathrooms, an OVERSIZED Triple Car Garage and an INCOME-Generating 1-bedroom Illegal Suite. Nestled in a QUIET Cul-De-Sac on a 5,564 sq ft lot with breathtaking Mountain and Pond views, this property has it all! Enjoy incredible curb appeal with stone siding, low-maintenance landscaping with irrigation, and a charming covered front porch. Tons of High-End Upgrades have been added throughout the last 2 years, including ALL-NEW Upgraded Appliances throughout the Main Floor, a High-Efficiency Furnace, and a new Water Tank with an Instant Hot Water System, Stunning LVP Flooring, and MORE!! This home is move-in ready! A bright and open floor plan with 9'™ Ceilings - filled with LUXURIOUS Finishes - makes the Kitchen, Dining, + Living Room area easy to ENTERTAIN when guests come over. The chef's kitchen features floor-to-ceiling cabinetry, upgraded stainless steel appliances (2023), granite island with breakfast bar, and a walk-through pantry. Cozy up by the floor-to-ceiling stone fireplace in the living room or enjoy meals in the spacious dining area with direct access to the 31'™ deck with a recently installed High End Retractable awning. A CONVENIENT Office, perfect for a Work From Home Lifestyle, + 2 pc Bath, + a



MUD Room w/NEW Laundry, Sink, and Cabinetry for EXTRA storage. Upstairs, relax in the VAULTED Bonus Room with In-Ceiling speakers, a Built-In Study nook, Two generously sized bedrooms and a 4pc bath. The Primary Bedroom is a RELAXING RETREAT completed with a 5 pc EN-SUITE incl/Standing Glass Shower, a Soaker Tub, Dual Sinks, + a Water Closet. The WALK-IN Closet has ample amount of space, making it easy to ORGANIZE, + keep TIDY. Heading down to the basement is a Large Shelved Storage Room. The fully finished walkout basement boasts a bright illegal suite with high-end finishes, surround sound, 4pc bath, private laundry, and separate storage room. The Backyard has a Large Deck with a New high-end retractable awning, perfect for morning coffee or evening BBQs under the stars. Walk to parks, playgrounds, and pathways surrounding the scenic 16-acre pond. The SOUTH Facing Backyard has a Large Deck with a NEW HIGH-END Retractable AWNING, making LOUNGING w/morning coffee, evening sun, or have a BBQ that much more COMFORTABLE. There is a lower Patio made for looking up at the Stars at night. This family-oriented Community has Parks, Playgrounds, Walking Pathways, 16 acre Pond winding through the community. QUICK access to major roads such as HWY 2A, + HWY 2! BOOK your showing TODAY to see this BEAUTIFUL HOME!!!

Built in 2007

### **Essential Information**

MLS® #	A2224615
Price	\$874,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,525
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1611 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B5

### Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Oversized, Triple Garage Attached
# of Garages	3
Waterfront	Canal Access

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Private Entrance, Storage
Lot Description	Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	16
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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