

# \$839,500 - 1611 Montrose Terrace Se, High River

MLS® #A2235729

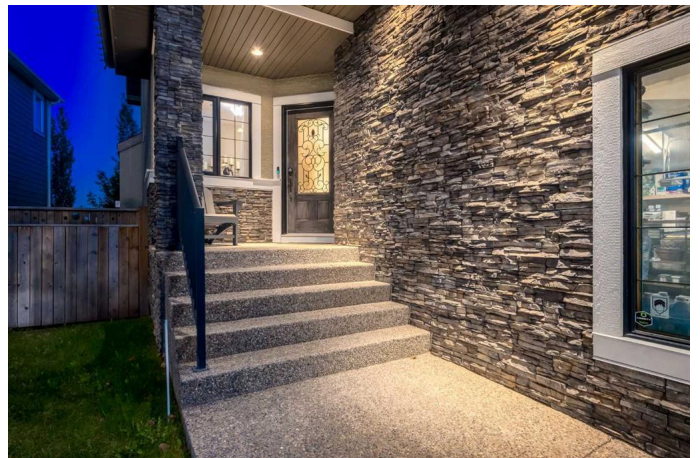
**\$839,500**

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 HEATED TRIPLE 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 3 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 WOOD Cabinetry, upgraded SS Appliances (2023), GRANITE Countertops incl/Island with Breakfast bar, and a WALK-THROUGH Pantry. Cozy up by the



floor-to-ceiling STONE GAS 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 large VAULTED Bonus Room with In-Ceiling speakers, a Built-In Study nook, three bedrooms, and a 4 pc bath. The spacious Primary Bedroom is a RELAXING RETREAT complete 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 WALK-OUT Basement boasts an Illegal suite with NATURAL Light coming in, High-end finishes, Surround Sound, a 4 pc bath, PRIVATE Laundry, and a SEPARATE Storage room. The SOUTH-Facing Backyard, is surrounded by trees and overlooking the pond, offers privacy in a park-like setting. The Large 31 Foot deck with a NEW HIGH-END retractable awning makes LOUNGING with morning coffee, evening sun, or entertaining more enjoyable. The lower Patio also has a pond view and is made for looking up at the Stars at night while enjoying friends and family around the fire pit. This family-oriented Community has Parks, Playgrounds, Walking Pathways, and a 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® #         | A2235729    |
| Price          | \$839,500   |
| 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, Heated Garage, Oversized, Triple Garage Attached, Garage Door Opener |
| # 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), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Garburator   |
| 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, Storage, Private Entrance                       |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 48             |
| Zoning         | TND            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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