\$719,000 - 1405 Montrose Terrace Se, High River

MLS® #A2207913

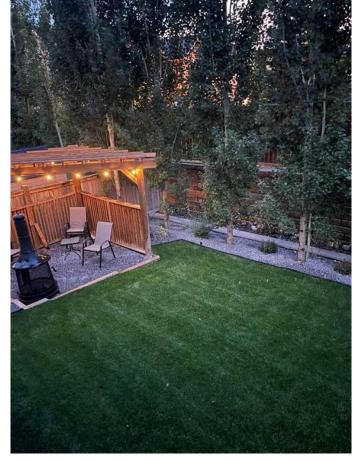
\$719,000

4 Bedroom, 4.00 Bathroom, 2,293 sqft Residential on 0.12 Acres

Montrose., High River, Alberta

UNPARALLELED VALUE in this former CUSTOM BUILT SHOW HOME with all the EXTRA'S you desire for a move-in ready & enjoyable property for the many years ahead in your next chapter! The PRIVATE, FULLY LANDSCAPED & treed yard is gorgeously laid out and equipped WITH IRRIGATION a COVERED deck with GLASS RAILING | FIRE PIT & PERGOLA | SHED | UNDER DECK STORAGE & a FENCED ready to use DOG RUN. An absolutely exquisite property featuring a TRIPLE CAR GARAGE with IN FLOOR HEAT | a CONVENIENTLY SITUATED MAN DOOR & an abundance of extra parking with an EXPANSIVE AGGREGATE DRIVEWAY FOR EXTRA PARKING! | STORAGE RACKS | WORK BENCH | SHELVING | *** Over 3000 square feet of bundled beauty listed under \$314 per square foot!! *** | This is a STEAL - and you can take that to the bank! Notice the gorgeous high end features such as RECLAIMED WOOD FLOORS | DOUBLE SIDED STONE GAS FIREPLACE | GRANITE COUNTERTOPS | RICH NATURAL VIBES such as WOOD & STONE THROUGHOUT | VAULTED CEILING | SKYLIGHT | CUSTOM WOOD WINDOW COVERINGS and a large LIKE NEW lower level with BIG WINDOWS | NEW CARPET | RECESSED LIGHTING | AN EXTRA 2 BEDROOMS | and 3 PIECE BATH! The primary suite is LARGE & the ensuite bathroom with BIG BRIGHT WINDOWS & BIG WALK-IN CLOSET compliments it beautifully





for a true SANCTUARY-LIKE feeling! The icing on the cake includes AIR CONDITIONING |
NEW DUAL ZONE FURNACE | INDUCTION
STOVE | 1 YEAR OLD WASHER & DRYER |
BUILT IN SPEAKERS WIRED FOR SOUND |
It's all here folks! Look no further!

Built in 2007

Essential Information

MLS® # A2207913 Price \$719,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,293
Acres 0.12
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1405 Montrose Terrace Se

Subdivision Montrose.
City High River

County Foothills County

Province Alberta
Postal Code T1V 0B5

Amenities

Parking Spaces 6

Parking Garage Door Opener, Garage Faces Front, Heated Garage, Off Street,

Triple Garage Attached, Aggregate

of Garages 3

Interior

Interior Features Ceiling Fan(s), Central Vacu

Ceilings, No Smoking Home

Ceiling(s), Walk-In Closet(s),

Appliances Central Air Conditioner, Di

Hood Fan, Refrigerator, Wate Oven, ENERGY STAR Qu

Washer, Induction Cooktop

Heating Fireplace(s), Forced Air, Natu

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Stone, Dining Room, Double Sided

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage, Dog Run

Lot Description Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting,

Underground Sprinklers, Dog Run Fenced In, Treed

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 44

Zoning TND

Listing Details

Listing Office CIR Realty

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