

# \$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	18
Zoning	TND

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.