

\$625,000 - 1708 Montgomery Gate Se, High River

MLS® #A2251316

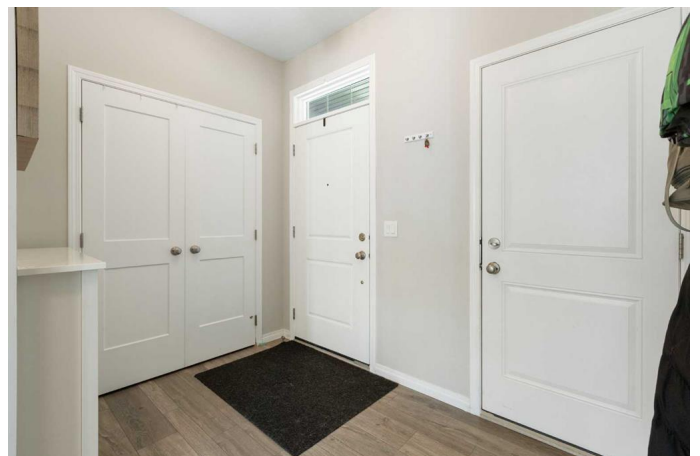
\$625,000

3 Bedroom, 3.00 Bathroom, 2,003 sqft

Residential on 0.11 Acres

Monteith, High River, Alberta

Welcome to 1708 Montgomery Gate in the charming community of Montrose, High River! This stunning 2,003 sqft two-story home blends small-town country charm with all the modern conveniences you™d expect from big city living. Inside, you™ll be greeted by an open and inviting layout filled with natural light from the home™s expansive windows. The main floor features a dedicated office space, perfect for remote work or study, and a chef-inspired kitchen complete with gleaming quartz countertops, crisp white cabinetry, stainless steel appliances, and eye-catching mosaic tile backsplash. Flowing LVP flooring ties the space together, creating a warm and stylish atmosphere. Upstairs, you™ll find three generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite, as well as a spacious bonus room for family movie nights or a cozy retreat. A second 5-piece bathroom serves the additional bedrooms with ease. The basement is partially developed, offering the perfect opportunity for you to customize and expand your living space. Additional features include air conditioning for year-round comfort, and a large oversized garage (18' 11" x 23' 5") ideal for extra storage or a workshop. Step outside to your sizeable deck overlooking the expansive lot™perfect for summer BBQs or simply taking in the fresh country air. Living in High River means you get the best of both worlds: a peaceful small-town lifestyle with friendly neighbors, scenic views, and endless



outdoor recreation opportunities, all while enjoying convenient access to shopping, dining, and big city amenities just a short drive away. This is more than a home—it's the lifestyle you've been waiting for.

Built in 2018

Essential Information

MLS® #	A2251316
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,003
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1708 Montgomery Gate Se
Subdivision	Monteith
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V0H6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
-------------------	--

Appliances	Central Air Conditioner, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	70
Zoning	TND

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.