

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

MLS® #A2207913

**\$719,000**

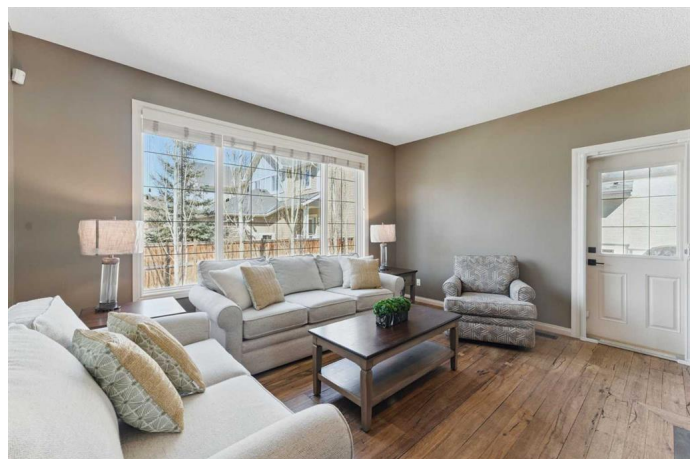
4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.12 Acres

Montrose., High River, Alberta

OPEN HOUSE SATURDAY MAY 10 \*\* 1-4pm

| 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 | SHELIVING | \*\*\* 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	Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	40
Zoning	TND

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.