

# \$499,200 - 115 Montane Link Se, High River

MLS® #A2241916

**\$499,200**

3 Bedroom, 3.00 Bathroom, 1,255 sqft  
Residential on 0.06 Acres

Montrose., High River, Alberta

Escape the hustle and bustle of Calgary and discover the charm of High River living. This home is designed for both comfort and connection—from the spacious central galley kitchen with full upper kitchen cabinets provide ample storage - perfect for entertaining, to the large front porch ideal for relaxing evenings. The thoughtfully designed layout includes a private owner’s bedroom with walk-in closet, separated from the secondary bedrooms, creating your own personal retreat. Enjoy your own rear yard, perfect for relaxing or entertaining. If you’re looking to enjoy a quieter pace of life, this home in High River is your perfect escape from the city. Photos are representative, home is currently under construction.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241916    |
| Price          | \$499,200   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,255       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 115 Montane Link Se |
| Subdivision | Montrose.           |
| City        | High River          |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1V 0G8             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Oven, Microwave, Refrigerator, Washer                  |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | Central Air                                                            |
| Basement          | None                                                                   |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | None                                                 |
| Lot Description   | Back Lane, Back Yard                                 |
| Roof              | Asphalt Shingle                                      |
| Construction      | Cement Fiber Board, See Remarks, Stone, Vinyl Siding |
| Foundation        | See Remarks                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 28              |
| Zoning         | TBD             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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