

\$789,900 - 307 Monterey Place Se, High River

MLS® #A2246735

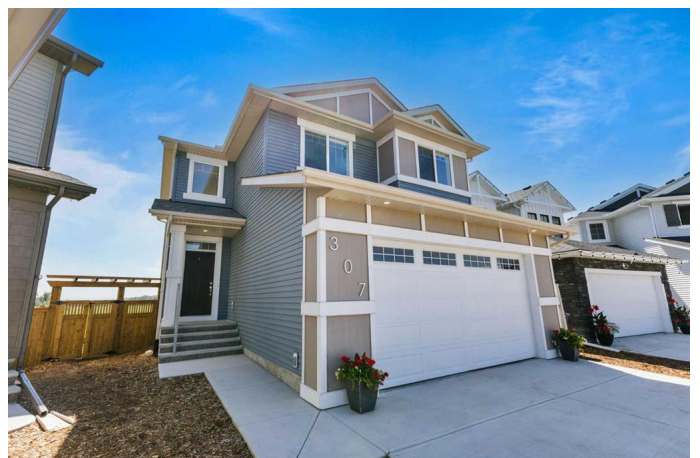
\$789,900

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.11 Acres

Montrose., High River, Alberta

This is a rare opportunity to own a stunning turnkey home with over \$200,000 in premium upgrades. Built in 2023 and still under structural warranty, this 2,875 sq. ft. fully developed home offers 180-degree panoramic views, S/SW exposure, and NO rear neighbors—perfect for enjoying warm sunlight, MOUNTAIN VIEWS, and breathtaking sunsets. The main floor features a chef's kitchen with upgraded appliances, including a GAS cooktop, built-in microwave, WALL OVEN, and a BUTLER'S pantry ideal for a coffee bar. A spacious mudroom with BUILT-IN lockers and a walkthrough pantry, along with a main floor OFFICE, add to the home's thoughtful design. Upstairs, you'll find a BONUS room (convertible to a 5th bedroom if needed), upper-floor laundry, and a luxurious primary suite with a 5-piece SPA-like ensuite, including a soaker tub, dual sinks, OVERSIZED stand-up shower, and walk-in closet. Two additional bedrooms complete the upper level. The fully developed basement boasts 9' ceilings, a large recreation room, a 4th bedroom, a 4-piece bathroom, and ample storage. Outdoor living is exceptional with a PROFESSIONALLY landscaped pie-shaped lot, a 3-tiered deck system, CEDAR PERGOLA, 7' high dry storage, BBQ gas line, and a FULLY FENCED yard with cedar mulch beds. Additional features include custom honeycomb blinds, A/C, sun shades, hot tub wiring, and a fully insulated and drywalled garage. You



couldnâ€™t rebuild this home with these extras for anything near this price! Move in and enjoy this exceptional home today! ASK FOR THE FEATURE UPGRADE LIST! Come see the view and stay for the LIFESTYLE! High River is a small town only 9 min from Okotoks and 26 min to Calgary - with ALL the big city amenities including a hospital. Tons of community events, parades, festivals, and more. It's the place you will want to call home. Book for a tour.

Built in 2022

Essential Information

MLS® #	A2246735
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Monterey Place Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0H6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front,

	Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private, Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	16
Zoning	TND

Listing Details

Listing Office	Real Broker
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