

# \$599,000 - 1705 Montgomery Gate Se, High River

MLS® #A2211008

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.10 Acres

Montrose., High River, Alberta

Immaculate 4-Bedroom Home in Desirable Montrose

Welcome to this beautifully maintained 4-bedroom home, ideally situated in Montrose—just steps away from schools, shopping, scenic walking trails, and the canal. As you enter, you'll be impressed by the stylish vinyl plank flooring and the bright, open-concept layout.

The kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances, and a convenient corner pantry. The adjoining dining nook and spacious living room create a warm and functional space for family living and entertaining.

Upstairs, the expansive primary suite offers a luxurious 5-piece ensuite and a generous walk-in closet. Three additional bedrooms provide plenty of space for a growing family or home office needs.

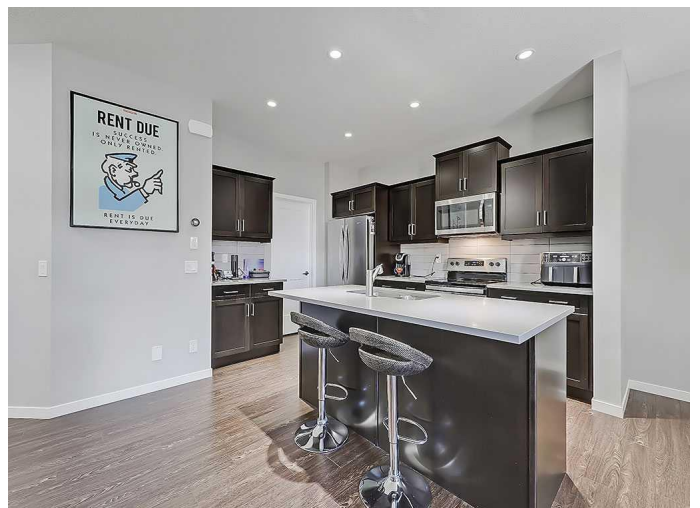
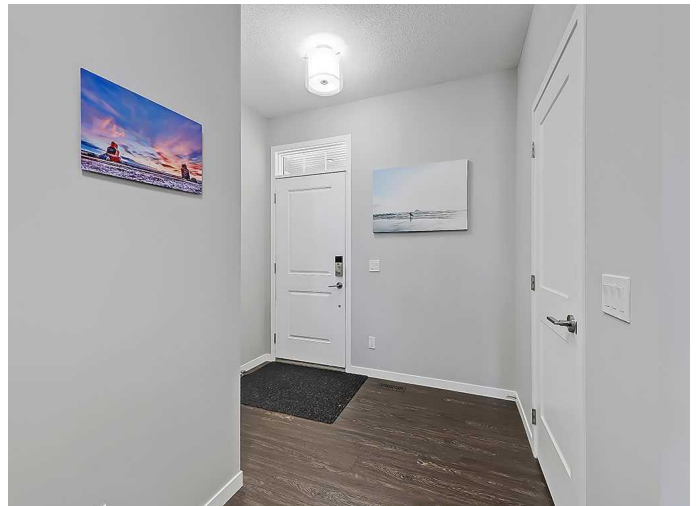
Don't miss the chance to make this exceptional home yours—book your private showing today!

Built in 2017

## Essential Information

MLS® # A2211008

Price \$599,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,836       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1705 Montgomery Gate Se |
| Subdivision | Montrose.               |
| City        | High River              |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1V 0H6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Entrance                                           |
| Lot Description   | Front Yard, Landscaped, Lawn, Rectangular Lot, Underground |

|              |                                          |
|--------------|------------------------------------------|
|              | Sprinklers                               |
| Roof         | Asphalt                                  |
| Construction | Vinyl Siding, Wood Frame, Shingle Siding |
| Foundation   | Poured Concrete                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 23               |
| Zoning         | TND              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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