

# \$839,900 - 1415 Montrose Terrace Se, High River

MLS® #A2221706

**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,731 sqft

Residential on 0.13 Acres

Montrose., High River, Alberta

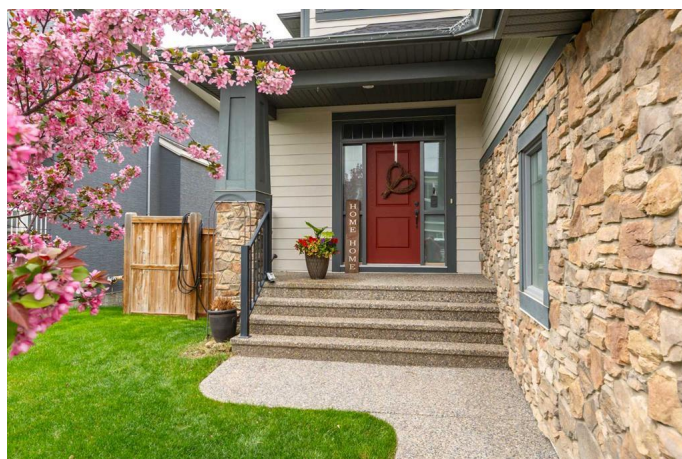
Fully finished 2731 square foot walkout family home on Montrose Terrace. This home has a lovely location backing onto a small park and pond, and the quality and condition of the property are excellent. The kitchen is large with plenty of cupboards and counter space and a big walk-in pantry, and the main floor also has an office and a large foyer. Coming in from the garage is a big practical mudroom with built-in cabinets and a walk-in closet. Upstairs there is a laundry room with counters, cabinets and a sink, and there are four bedrooms upstairs plus a fifth on the walkout level. Also on the walkout level is a spacious and bright family room and a hobby room. There is a charming kids playroom built in under the staircase. All primary rooms overlook the backyard, park and waterway. Features of this property include custom built-in cabinets throughout, engineered hardwood on the main floor, central air conditioning, dual furnaces, water softener, built-in vacuum, Hunter Douglas blinds, Hardie board exterior and exposed aggregate concrete. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2015

## Essential Information

MLS® # A2221706

Price \$839,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,731
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1415 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Canal Front

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	21
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Southern Realty
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