\$755,000 - 609 Monterey Drive Se, High River

MLS® #A2245783

\$755,000

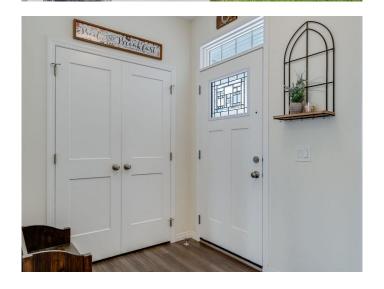
4 Bedroom, 4.00 Bathroom, 2,000 sqft Residential on 0.10 Acres

Montrose., High River, Alberta

Step into this beautifully designed Homes by Dream 2-storey home in the desirable community of Montrose, where modern features meet the tranquility of nature. Built in 2022, this home offers thoughtful design and functional space for families or investors alike. As you walk in you have a nice spacious front entry, access to a half bath, and tucked to the side, a private office! The heart of the home is the lovely white kitchen, complete with ceiling-height cabinetry, sleek finishes, quartz counters and plenty of storage, perfect for both everyday living and entertaining. Then, in the family room, is a Drolet wood burning fireplace. And enjoy central air conditioning on warm summer days. Upstairs, you'll find three generous bedrooms, a conveniently located laundry room, and a 5 piece bath, everyone gets their own sink! The primary bedroom is a great size for even a king bed and paired with that is a spacious ensuite with lots of space in the walk in closet. The studio-style illegal suite in the basement offers flexibility for extended family, guests, or future rental income (with town approval). With its own separate entrance, it's a valuable addition to this already impressive home. Outside, relax and take in the breathtaking mountain views. And because you back onto a nature reserve, you will never need to worry about backyard neighbours! There is still a new home owner warranty that can be transferred to you. Plus, soft water, air conditioning and the wood burning stove were all installed within the last







18 months. Call your favourite realtor and book a showing today!

Built in 2022

Essential Information

MLS® # A2245783 Price \$755,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,000 Acres 0.10 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 609 Monterey Drive Se

Subdivision Montrose.
City High River

County Foothills County

Province Alberta
Postal Code T1V0H6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate

Entrance, Vinyl Windows, Walk-In Closet(s), Double Vanity

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave,

Refrigerator, See Remarks, Washer/Dryer, Water Softener

Heating Forced Air, See Remarks

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Exterior Entry

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, No Neighbours Behind,

Creek/River/Stream/Pond, Environmental Reserve, Sloped Down

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025

Days on Market 1

Zoning TND

Listing Details

Listing Office CIR Realty

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