

# \$719,000 - 1405 Montrose Terrace Se, High River

MLS® #A2207913

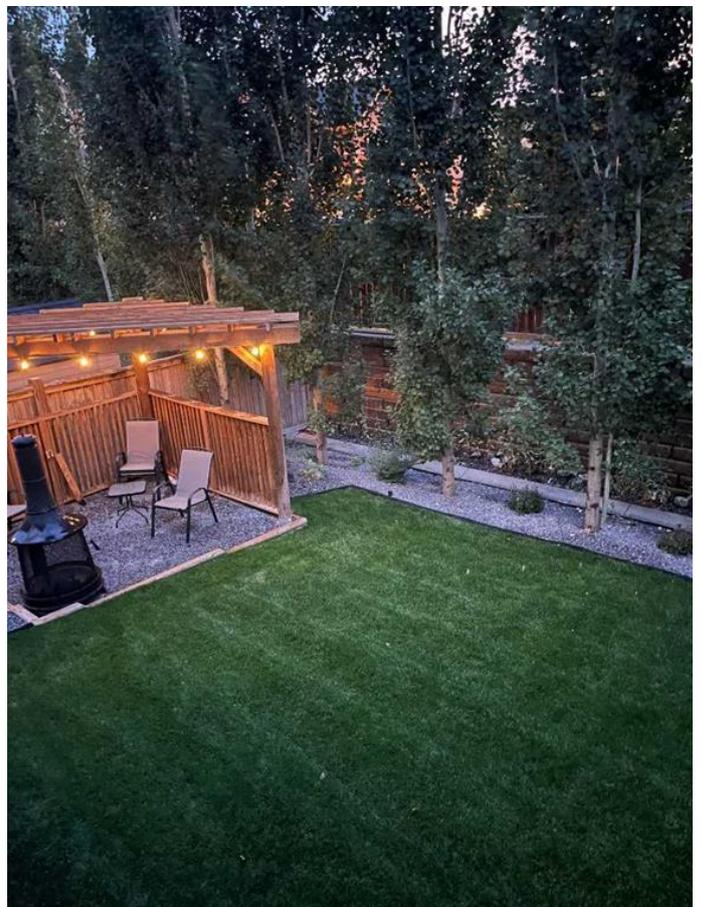
**\$719,000**

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.12 Acres

Montrose., High River, Alberta

UNPARALLELED VALUE in this former CUSTOM BUILT SHOW HOME with all the EXTRA'S you desire for a move-in ready & enjoyable property for the many years ahead in your next chapter! The PRIVATE, FULLY LANDSCAPED & treed yard is gorgeously laid out and equipped WITH IRRIGATION a COVERED deck with GLASS RAILING | FIRE PIT & PERGOLA | SHED | UNDER DECK STORAGE & a FENCED ready to use DOG RUN. An absolutely exquisite property featuring a TRIPLE CAR GARAGE with IN FLOOR HEAT | a CONVENIENTLY SITUATED MAN DOOR & an abundance of extra parking with an EXPANSIVE AGGREGATE DRIVEWAY FOR EXTRA PARKING! | STORAGE RACKS | WORK BENCH | SHELVING | \*\*\* Over 3000 square feet of bundled beauty listed under \$314 per square foot!! \*\*\* | This is a STEAL - and you can take that to the bank! Notice the gorgeous high end features such as RECLAIMED WOOD FLOORS | DOUBLE SIDED STONE GAS FIREPLACE | GRANITE COUNTERTOPS | RICH NATURAL VIBES such as WOOD & STONE THROUGHOUT | VAULTED CEILING | SKYLIGHT | CUSTOM WOOD WINDOW COVERINGS and a large LIKE NEW lower level with BIG WINDOWS | NEW CARPET | RECESSED LIGHTING | AN EXTRA 2 BEDROOMS | and 3 PIECE BATH ! The primary suite is LARGE & the ensuite bathroom with BIG BRIGHT WINDOWS & BIG WALK-IN CLOSET compliments it beautifully



for a true SANCTUARY-LIKE feeling! The icing on the cake includes AIR CONDITIONING | NEW DUAL ZONE FURNACE | INDUCTION STOVE | 1 YEAR OLD WASHER & DRYER | BUILT IN SPEAKERS WIRED FOR SOUND | It's all here folks! Look no further!

Built in 2007

### **Essential Information**

MLS® #	A2207913
Price	\$719,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,293
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1405 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B5

### **Amenities**

Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Triple Garage Attached, Aggregate
# of Garages	3

### **Interior**

Interior Features Ceiling Fan(s), Central Vacuum System, Ceilings, No Smoking Home, Ceiling(s), Walk-In Closet(s),

Appliances Central Air Conditioner, Dishwasher, Hood Fan, Refrigerator, Water Heater, Oven, ENERGY STAR Qualified, Washer, Induction Cooktop

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Stone, Dining Room, Double Sided

Has Basement Yes

Basement Finished, Full



## Exterior

Exterior Features Storage, Dog Run

Lot Description Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Underground Sprinklers, Dog Run Fenced In, Treed

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed April 2nd, 2025

Days on Market 46

Zoning TND

## Listing Details

Listing Office CIR Realty

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