



GRASSROOTS

REALTY GROUP

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**409 Montrose Green SE
High River, Alberta**

MLS # A2280925



\$729,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,093 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Meet The Strickland—a thoughtfully designed 2,093 sq. ft. home that blends everyday function with elevated finishes. With 3 bedrooms, 2.5 baths, a double attached garage, and a rear wood deck, this plan is built for modern family living and easy entertaining. A grand entryway makes a great first impression, paired with an oversized front closet that keeps coats, boots, and gear out of sight. At the back of the home, the mudroom with built-in locker creates the perfect drop zone for backpacks and busy routines. The main floor is designed around connection, with a centralized kitchen that links the living and dining areas so you can cook, visit, and relax in one open, welcoming space. The gourmet kitchen upgrade is the showpiece: full-height cabinetry, quartz countertops, two sets of pot & pan drawers, and a statement chimney hood fan framed by open shelving and finished with a tile backsplash to the ceiling. The premium KitchenAid appliance package includes a built-in wall oven & microwave, 5-burner gas cooktop, French door/bottom freezer fridge, and dishwasher. An oversized island is highlighted by upgraded matte black pendant lighting, and a smart walk-through pantry keeps clutter tucked away and grocery days simple. Luxury vinyl plank flooring spans the main level, with upgraded windows and an electric fireplace adding warmth. Upstairs, the thoughtful plan continues. A vaulted bonus room becomes your private family hub—movie nights, a kids’ lounge, or a quiet retreat away from the main level. Second-floor laundry is centrally located to simplify day-to-day life. The front kids’ wing features two spacious secondary bedrooms with easy access to the family bath, while the primary suite is a true escape with a large walk-in closet and a spa-inspired 5-piece ensuite with generous vanity space and storage. Outside, enjoy summer

evenings and weekend BBQs on your rear wood deck and appreciate the durability and curb appeal of a Hardie board exterior. Modern details continue with metal railings on the stairs and upper floor. Future-focused features include solar-ready infrastructure with 200-amp service, a 64-panel breaker, and conduit to the roof. Montrose is a master-planned community on High River's south side with parks, pathways, and a signature pond—great for walks, biking, and year-round time outdoors. Enjoy quick access to schools, recreation, and everyday amenities. A home that's stylish, bright, and built around real life—The Strickland is one you'll want to experience in person. **Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home**