



GRASSROOTS

REALTY GROUP

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**118 Montane Link SE
High River, Alberta**

MLS # A2292744



\$534,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This 3-bedroom, 2-bathroom new build by Hopewell is a thoughtfully designed home that balances function with style. The main floor is open with a bright kitchen that has quartz countertops, a spacious island, pantry, and pot lights. This level also has a large living/dining room combination, convenient 2-piece washroom, breakfast nook with a big window, and mudroom with backyard access. In the upper level you will find 3 bedrooms, laundry room, 4-piece washroom, and a bonus area that is suitable for various things such as a home office or playroom. Painted basement floors, a foundation, wet bar rough-in, backflow prevention valve for 3-piece basement rough-in, and a separate side entry open the door to future development possibilities. Extras in this home include vinyl plank flooring, an exterior gas line, and a 20' x 21' garage-ready concrete parking pad. Located close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is an ideal choice for a family. Please click the multimedia tab for an interactive virtual 3D tour.