



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**612 Montgomery Close SE
High River, Alberta**

MLS # A2293601



\$608,888

Division:	Montrose		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,720 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: none

Excellent move in ready, open plan home fully developed, three large bedrooms, den, two living areas, 3 full baths, large kitchen with island and granite countertops. Lots of upgrades: hardwood flooring, interior painting, quiet crescent location, large deck with closed in storage underneath