



GRASSROOTS
REALTY GROUP

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

MLS # A2293601



\$619,888

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| 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

"" OPEN HOUSE: SUNDAY, MAY 3, 2:30 - 4:30 PM "" 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, central air conditioning, interior painting, quiet crescent location, large deck with closed in storage underneath