



**1608 Montrose Terrace SE
High River, Alberta**

MLS # A2303327



\$849,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Basement microwave and slim refrigerator; LR/DR curtains, blinds and rods.

Located on a quiet no-through road in a desirable cul-de-sac, this traditional family home offers a fully developed walkout two-storey design with a charming front verandah, ideally situated on sought-after Montrose Terrace. The main floor features a bright, spacious open-concept layout, complete with a private office with French doors, a convenient mudroom off the kitchen, and high-quality LVP flooring throughout. The kitchen is well-appointed with built-in appliances, cabinet pull-outs, under-mount sink, under-cabinet lighting, and a large pantry—perfect for everyday living and entertaining. Upstairs, you’ll find a cozy bonus room, a dedicated laundry room, and three bedrooms. The primary bedroom is generously sized, featuring a large window with beautiful views, a deluxe 5-piece ensuite, and a walk-in closet with built-in organizers. The professionally finished basement, completed by the builder to match the quality of the upper floors, includes a deluxe kitchenette, a modern fireplace with a built-in entertainment unit, and a 3-piece bathroom with heated floors and a tiled 5-foot walk-in shower. Additional upgrades include enhanced soundproofing and a steel door on the utility room. This home is loaded with extras, including new high-quality window coverings, new upstairs carpet, a new dishwasher, a recently serviced and inspected roof, new smoke detectors, updated garage sensors and rollers, high-end ceiling fans, and a Kinetico water softener and treatment system—recently serviced and ready for years of use. Enjoy a 15’ x 10’ deck overlooking the pond, along with professionally landscaped front and back yards featuring mature fruit-bearing raspberry bushes, apple trees, and ornamental crab trees. The backyard also includes irrigation, extending to the garden beds. The front steps and verandah are fully concrete, while the

walkout-level patio has been extended to create a full-length outdoor living space. The oversized garage offers enough height for a car lift, and the driveway can accommodate vehicles up to 36 feet in length—ideal for larger or additional vehicles. Click the multimedia link for an interactive 3D virtual tour, along with floor plans and measurements.