



1612 Monteith Drive SE
High River, Alberta

MLS # A2305770



\$659,000

Division:	Monteith		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Back Lane, No Neighbours Behind, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Jetted Tub, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: n/a

This spacious family home offers a rare combination of privacy, comfort, and scenic beauty, backing onto green space (zoned URD) with no rear neighbors. A tiled entry welcomes you inside, where a sweeping staircase and open mezzanine create an impressive first impression. The main floor features a versatile flex room—perfect for a home office or formal dining—alongside bright living, dining, and kitchen areas that showcase uninterrupted views of the natural landscape. Upstairs, the home is filled with natural light, with the main bedroom capturing peaceful sunrise views over the green space, while the bonus room offers stunning sunsets over the mountains. The primary suite includes a walk-in closet and a luxurious ensuite with a separate shower and soaker tub. Modern neutral tones and matching vinyl plank flooring flow seamlessly throughout all levels, complemented by blackout curtains on the main and second floors. The developed basement adds even more flexibility with an additional bedroom and bathroom rough-in. Thoughtful upgrades such as a heated garage, air conditioning, on-demand hot water, and a water softener enhance everyday living. Outside, enjoy a low-maintenance yard in a welcoming community, just a short walk to schools and minutes from shopping and highway access—delivering the perfect blend of views, space, and location.