



GRASSROOTS
REALTY GROUP

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1503 Montgomery Place SE
High River, Alberta

MLS # A2311145



\$629,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo, Inter		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Garage Shelving, Pantry Spice Rack, TV Mount in the Basement		

Check out the Virtual Tour! ORIGINAL OWNERSHIP shines through in every corner of this meticulously maintained home with 3 bedrooms (room for a 4th), a bonus room, and 2.5 baths. With over 2,500 sq ft of thoughtfully developed living space — including a finished basement with 9-FOOT ceilings and a FLEX ROOM— there is room to live, grow, entertain, and create. This is not a home dressed up for sale; it is a home that has simply always been this well-kept. As you enter the home, the fibreglass front door with sidelight opens to soaring 9-foot ceilings, a large front closet, rich ENGINEERED HARDWOOD and tiled flooring, and an open view of the wrought-iron railings leading upstairs, with classic black upgraded lighting. The main floor is a practical, open-concept space with IN-FLOOR HEATED TILE in the kitchen — a luxury that transforms the everyday into something special. Plus, the kitchen has tons of storage, including pot drawers, STAINLESS STEEL APPLIANCES, pot lights, a RAISED GRANITE ISLAND pull-down tap, a walk-through pantry (with spice rack) and a French glass door. Listen to your BUILT-IN SOUND SYSTEM while you enjoy your living room, anchored by a classic stacked STONE GAS FIREPLACE and mantle. A beautiful, extra-large dining area with CUSTOM BUILT-IN CABINETRY and a chandelier completes the main floor. Heading upstairs, you will find a stunning 12-FOOT-HIGH VAULTED BONUS ROOM with a ceiling fan, remote HUNTER DOUGLAS BLINDS offering a dramatic, light-filled retreat overlooking the private, quiet CUL-DE-SAC. With upgraded carpet upstairs, there are three bedrooms, a 4-pc main bathroom, including a HUGE PRIMARY bedroom (16’9” x 10’5”) with a walk-in closet, large window, and a 3-pc ensuite. The finished basement has an open

recreation area that could serve as a FOURTH BEDROOM, a flex/office room, a workshop and storage. Outside, there are LED SOFFIT LIGHTS, and the south-facing backyard is a private paradise - framed by mature trees, lush shrubs, and established perennials that have been cultivated with a gardener's eye. A French door opens from the home to a deck and a gorgeous 10' x 12' PERGOLA, creating seamless indoor-outdoor living. Raised garden beds and a rain barrel complete a yard that is as functional as it is beautiful, including a side yard with a garage man door that provides extra storage or could serve as a dog run. This exceptional residence offers quality, care, and craftsmanship in the coveted Montrose community, known for its 16 acres of natural space, ponds, walking trails, and proximity to all of High River's amenities.