



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

**MLS # A2311758**



**\$589,900**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this well-appointed two-storey home in Montrose, one of High River's most family-friendly communities. Offering four bedrooms, three and a half bathrooms, a fully developed basement, and a double attached garage, this home is designed for comfortable everyday living. A split-level entry welcomes you with access to the garage below and the main living area above. The open-concept main floor features a bright living room, dedicated dining area, and a well-equipped kitchen with a granite-topped island, dark cabinetry, hardwood flooring, and a walk-in pantry. Sliding doors off the dining area lead to the backyard, ideal for outdoor entertaining and summer barbecues. Upstairs, a spacious bonus room sits on its own level, a versatile space perfect for a second living area, media room, or play area. A few steps up leads to the private bedroom wing, which includes three bedrooms and the upper-floor laundry. The primary suite offers a walk-in closet and a five-piece ensuite with double vanity, separate tub, and standalone shower. Two additional bedrooms share a full four-piece bathroom. The fully developed basement adds excellent flexibility with a fourth bedroom, a full four-piece bathroom, a generous recreation area, and a wet bar that easily functions as a secondary kitchen, ideal for guests, extended family, or a teen retreat. Montrose is known for its welcoming, family-oriented atmosphere, with mature landscaping, scenic walking paths, ponds, and easy access to Shepard Family Park, the off-leash dog park, schools, and local shops. The Rocky Mountains are visible to the west. This move-in ready home offers space, function, and a sought-after location. Book your private showing today.