



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**123 Montane Link SE  
High River, Alberta**

**MLS # A2314022**



**\$524,900**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-18-29-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** n/a

Brand new and ready for possession! The bright and inviting main floor features an open-concept layout with a convenient front flex room, perfect for a home office or additional living space, as well as a combined living and dining area, 2-piece bathroom, and mudroom with backyard access. At the rear of the home, you’ll find a modern kitchen complete with quartz countertops, stainless steel appliances, a spacious island, pantry, and four LED pot lights. The upper level offers 3 bedrooms, a versatile bonus area ideal for a play space or lounge, a laundry room, and a 4-piece bathroom. The spacious primary bedroom features a walk-in closet and a luxurious 5-piece ensuite. The unfinished basement features 9-foot foundation walls and includes several valuable upgrades, including a painted basement floor, rough-in for a future wet bar, and a backflow prevention valve for a future 3-piece bathroom. Additional upgrades include luxury vinyl plank flooring throughout the main floor and knockdown ceiling texture throughout the home. There is also a separate side entrance with precast concrete stairs, an exterior gas line for a future BBQ, and a 20' x 21' garage-ready concrete parking pad with back alley access from the west-facing backyard. Conveniently located near walking paths, Montrose Pond, the recreation centre, parks, tennis courts, and schools, this home is an excellent choice for families or investors alike. Please click the multimedia tab for an interactive 3D virtual tour.