



**1605 Montgomery Way SE
High River, Alberta**

MLS # A2316032



\$749,999

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	2008 (18 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings, Garage Door Control(s), Central Air Conditioner

Backing onto Montrose's beautiful 16-acre pond and pathway system, this home offers just over 3,300 sq. ft. of developed living space, a fully finished walkout basement, and something that's becoming increasingly difficult to find: options. Need five bedrooms upstairs? You've got them. Prefer four bedrooms and a bonus room? That works too. Looking for extra office space, a home gym, a craft room, a guest room, or a place to hide from your teenagers for a few minutes? This home gives you the flexibility to make the space work for your life, not the other way around. The fully finished walkout basement continues that theme. Currently configured with additional bedrooms, the layout can easily be adapted to create an even larger recreation space, and there's already plumbing in place for a future wet bar. Whether you envision movie nights, game days, a teen retreat, or the ultimate entertaining space, the possibilities are there. Outside, you'll enjoy one of the best locations in Montrose. The pathway system is right outside your backyard, the pond views are beautiful in every season, and the nearby parks are close enough that you'll always know when the kids made it there safely... and probably when they're debating whose turn it is on the swings. Inside, hardwood floors, granite countertops, a gas fireplace, central air conditioning, a walk-through pantry, main-floor office, and spacious living areas provide all the comfort and functionality a growing family could ask for. With just over 3,300 sq. ft. of developed space, a walkout basement, pond views, and a floor plan that can evolve as your family's needs change, this is more than a home—it's a place designed to grow with you.