



106 Monteith Court SE
High River, Alberta

MLS # A2318725



\$600,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: all window coverings

Undeniable value with this beautiful family home in a quiet cul-de-sac in one of the most sought-after communities in High River & Montrose. A classic family home with great curb-appeal in immaculate condition with developed basement, back deck, and mature landscaping. The main level features a bright and open floorplan with laminate hardwood floors throughout. The modern yet timeless chef's kitchen is ideally laid out with stainless steel appliances, large island with sink and breakfast bar, quartz countertops and classic glass subway tile. The kitchen overlooks a large formal dining area with access to the back deck and mature yard with trees and veritable and flower garden. A large living area showing the rest of the main floor allowing for seamless living and entertaining. A large walking-pantry off the kitchen takes you to the laundry and mud room with access to the attached double car garage. Upstairs features an ideal layout with a bright south facing bonus room and spacious primary retreat with spa-like ensuite. The ensuite features dual sinks, stand-up shower and soaker tub. Two generous other bedrooms share another 4-piece bath. The lower level has been developed to feature an awesome open rec area perfect for a man cave or kids play area with custom entertainment unit and loads of extra storage. Truly great value for a timeless family home is the desirable community of Montrose. Close to great school and amenities and the quiet country living High River offers discerning families. Book your private viewing before it's too late!