



310 Montrose Crescent SE
High River, Alberta

MLS # A2320083



\$712,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Creek/River/Stream/Pond, Rectangular Lot, See Remarks, Sloped Down, Stre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water		
Inclusions:	N/A		

Welcome to the Sullivan, a thoughtfully designed home in the sought-after community of Montrose in High River, backing onto the canal with a walk-out basement and incredible potential for future development. This is the kind of location that immediately sets a home apart, offering peaceful views, added privacy, and a stronger connection to outdoor living right from your own backyard. The main floor is designed with everyday function in mind, featuring an open-concept layout that keeps the kitchen, dining, and living areas connected. At the rear of the home, the living and dining rooms feature wall-to-wall windows that fill the space with extraordinary natural light while capturing beautiful views of the canal. The upgraded gourmet kitchen is a true highlight, complete with full-height cabinetry, two sets of pot and pan drawers, open shelving on both sides of the chimney hood fan, tile to the ceiling, upgraded backsplash, matte black hardware, and a KitchenAid appliance package including a built-in wall oven, microwave, 5-burner gas cooktop, French door fridge, and dishwasher. A generously oversized walk-in pantry adds exceptional storage, while the smart mudroom with walk-in closet helps keep busy households organized. Upstairs, the layout continues to impress with a private family room that creates a comfortable second living space, a convenient upper laundry room, and a winged bedroom design that provides separation and privacy. The owner's suite offers a relaxing retreat with a vaulted ceiling, walk-in closet, and 5-piece ensuite, while the additional bedrooms are well positioned for family, guests, or home office needs. The walk-out basement adds tremendous value and flexibility, with future development potential for additional living space, recreation, guest accommodations, or whatever your lifestyle calls for. Outside, the spacious rear wooden deck

with BBQ gas line is already completed, which is a rare and valuable find on a spec home. It makes it easy to enjoy summer evenings, canal views, and true indoor-outdoor living from day one. Montrose is one of High River's most desirable communities, known for its pathways, ponds, green spaces, playgrounds, and relaxed small-town feel. High River offers the charm of a welcoming community with everyday conveniences, local shops, recreation facilities, schools, parks, and easy access back to Calgary when needed. A canal-backing walk-out lot in Montrose is a rare opportunity—this one is worth a closer look.