



GRASSROOTS
REALTY GROUP

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204 Monterey Bay SE
High River, Alberta

MLS # A2323940



\$919,900

Division:	Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,321 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: n/a

This is a brand-new triple garage bungalow with a fully finished walkout basement. It is 1415 sq ft and in a great area close to a beautiful waterway and park. It has premium finishes throughout, and the main floor has a modern open plan with a wide entry hall, 9' ceilings, high quality flooring, and a 24' deck. The kitchen includes cabinets to the ceiling, quartz counters, under-mount sink, select tiles, built-in appliances and a butler's pantry. Also on the main floor is the spacious and open living / dining room, the primary bedroom, a laundry room, and a second bedroom or office. Deluxe appointments in the master suite include built-in cabinetry in the walk-in closet, a double vanity, a freestanding soaker tub and a 5' shower. The lower level has two more spacious bedrooms, a full bathroom, a very big family room with a built-in wet bar a fireplace and a shady covered patio. All rooms in this home have lots of natural light, and there are many extras including a 10' island in the kitchen, two fireplaces, and a Hardie board exterior. Click on the multimedia tab to see floor plans and a virtual tour.