



GRASSROOTS
REALTY GROUP

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1714 Montgomery Gate SE
High River, Alberta

MLS # A2328177



\$645,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	N/A
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Open House Saturday July 18 - 11:00-2:00, stop by for a look. This immaculate 1,731 sq. ft. two-storey in Montrose has been exceptionally well cared for, and it shows the moment you walk through the door. The layout just makes sense—bright, comfortable, and designed for real family living. Whether it's weeknight dinners, movie nights, or hosting friends, this home feels easy to live in. Upstairs you'll find three generous bedrooms, including a spacious primary with its own full 5 piece ensuite, plus another full bathroom for the kids or guests. A convenient main floor powder room rounds out the home's 2.5 bathrooms. Montrose is one of High River's most sought-after communities, with parks, walking paths, schools, shopping, and everyday amenities all close by. It's the kind of neighbourhood where kids still ride their bikes and neighbours wave hello. You can read all the features online, but they won't tell you how this home feels. Come take a look—you'll know what we mean the minute you walk in. Call your favourite realtor quick!