



GRASSROOTS
REALTY GROUP

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406 Montrose Green SE
High River, Alberta

MLS # A2336967



\$688,600

Division:	Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,203 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Harrison in the sought-after Montrose community of High River. This modern bungalow offers an open-concept main floor with thoughtful separation between living and private spaces, a spacious front flex room, convenient half bath, walk-in pantry, main-floor laundry, and a rear wooden deck. Located in a desirable walkout development and backing onto a beautiful water feature, this home offers an exceptional setting to enjoy scenic view and added privacy. The upgraded gourmet kitchen is a true showpiece, featuring full-height cabinetry, two sets of pot and pan drawers, a chimney hood fan with tile extending to the ceiling, built-in KitchenAid wall oven and microwave, 5-burner gas cooktop, and a French door refrigerator with bottom freezer. This beautifully designed home combines modern comfort, premium finishes, and exceptional livability in one of High River's most desirable communities. Photos are for illustrative purposes only and may not reflect the final product.