



GRASSROOTS
REALTY GROUP

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1613 Montrose Terrace SE
High River, Alberta

MLS # A2337619



\$1,050,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,999 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Secluded, Underg		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum		

Inclusions: Projector, Screen, AV Receiver, Speakers & Subwoofers (7.2 theatre) (in theatre room)All shelving/wall units in office (upstairs)Both moss pictures (upstairs outside sewing room & smaller one outside office)

A home with personality, purpose, and a spectacular setting! Custom built and backing onto the north side of the pond in Montrose in High River, this exceptional home was designed for those who love to entertain, appreciate thoughtful craftsmanship, and want something truly different from the ordinary. The kitchen is an absolute showstopper, anchored by a bold yellow Kitchen Aid gas range and a custom-made hood fan designed specifically to compliment it. A large island, expansive cabinetry extending to the ceiling, a double refrigerator/freezer and two wall ovens create an impressive space that is as functional as it is unforgettable. Whether hosting a crowd or enjoying a quiet evening at home, this kitchen was made to be the heart of the home. The main living area features beautiful built in wall cabinetry and, a stunning double-sided fireplace shared with the private den/bourbon room, where a custom feature wall crafted from whiskey barrels adds warmth, character and a one-of-a-kind touch. Upstairs, the spacious bonus room provides another versatile gathering space, while the executive primary retreat offers a beautiful ensuite and walk-in closet complete with its own window — a thoughtful detail that brings natural light into the space. The fully developed walkout basement takes entertaining to another level with a dedicated theatre area complete with screen and projector, plus an additional recreation and entertaining space that opens onto a private walkout patio. Comfort and efficiency have also been thoughtfully considered. The home features two furnaces and two air conditioning units, providing zoned comfort throughout the home, with enhanced furnace filtration designed to improve indoor air quality. A boiler was added in 2026, further enhancing the home's heating system. And then there is the solar — 46 solar panels on the roof, help

power the home's appliances and contributing to remarkably manageable utility costs. It is an impressive combination of thoughtful infrastructure, modern efficiency and everyday comfort. The triple-car garage is a dream for the hobbyist, mechanic or anyone who simply appreciates an exceptional workspace. The single-car garage door opener has been uniquely mounted to the side to maximize overhead clearance — an ingenious feature when working on vehicles. The oversized driveway provides abundant parking both beside and in front of the garage. With its pond backdrop, custom finishes, bold design choices, impressive mechanical systems and spaces created specifically for entertaining, this is more than a beautiful home — it is a home with a personality all its own. A truly special Montrose property that needs to be experienced in person.