



GRASSROOTS
REALTY GROUP

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12, 351 Monteith Drive SE
High River, Alberta

MLS # A2345760



\$424,900

Division:	Montrose		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 403
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Two Bar stools, Entryway console, Garage Ceiling storage rack, Wall mounted TV bracket in Living Room, Shower curtain rods

Welcome to this spacious, move-in-ready end unit townhome offering more than 2,100 sq. ft. of total space across three finished levels. The bright, open concept main floor brings together the kitchen, dining and living areas, creating a comfortable setting for everyday life and entertaining. The kitchen features granite countertops, generous cabinetry and a convenient pantry, while the gas fireplace adds warmth to the living room. Step outside onto the rear deck and enjoy your own place to relax outdoors. Upstairs, you'll find three well sized bedrooms, a four piece bathroom and conveniently located laundry. The spacious primary bedroom includes a walk-in closet and four piece ensuite. The permitted, fully developed basement adds a large recreation room, three piece bathroom and plenty of storage, ideal for movie nights, a home office, fitness space or guests. Fresh paint, new carpet, updated pot lighting, central air conditioning, a new washer and dryer, and a new hot-water tank make this home ready to enjoy. The attached garage is insulated and finished with an epoxy floor. Life in High River offers the perfect balance of small town charm and everyday convenience. From the scenic Happy Trails pathway system and river walks to local shops, restaurants, parks, playgrounds, schools and the iconic Wales Theatre, there is always something nearby to enjoy. With easy access to Okotoks, Calgary and the mountains, this is more than a place to live, it's a community to call home.