



GRASSROOTS
REALTY GROUP

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1605 Montgomery Way SE
High River, Alberta

MLS # A2346753



\$700,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	2008 (18 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Central Vac and Attachments, All Permanent Fixtures

OVER 3,300 SQ. FT. OF DEVELOPED SPACE, A WALKOUT BASEMENT, UP TO 7 BEDROOMS, A 7,200+ SQ. FT. LOT AND POND VIEWS — ALL FOR \$700,000. If you need SPACE without sacrificing location, yard or budget, this one deserves a look. Backing directly onto Montrose's beautiful 16-acre pond and pathway system with no neighbours behind, this home offers a floor plan that can flex with your family. The freshly painted main floor is bright and inviting, with a newly opened-up living room, dedicated office/flex/play room, main-floor laundry and a spacious kitchen with granite counters, island and TWO pantries — plus those gorgeous pond views. Upstairs are FIVE bedrooms, including a huge room over the garage that makes an awesome teen bedroom OR the bonus room, gym, playroom or studio you actually need. The finished WALKOUT adds nearly 1,000 sq. ft. with a full bathroom, huge rec/games area and two more bedrooms. One was created with a temporary wall that can easily be removed for an even larger entertaining space, and plumbing is already in place for a future wet bar or summer-kitchen-style setup. Outside, enjoy a large fenced yard, pond and green-space views, pathways right outside your door and nearby parks, playgrounds, tennis/pickleball and shopping. Add CENTRAL AIR, a double attached garage, BRAND-NEW FURNACE and ON-DEMAND HOT WATER. The hardwood floors are ready for refinishing, but much of the cosmetic updating is already done. More than 3,300 sq. ft., up to 7 bedrooms, a finished walkout, big yard and THAT VIEW. Come see just how much house \$700,000 buys you in Montrose.