



GRASSROOTS
REALTY GROUP

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308 Montrose Crescent SE
High River, Alberta

MLS # A2348283



\$724,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Brand new, move-in ready, and backing onto the Montrose Canal, this Hopewell Homes-built property has a lot to offer. With thoughtful upgrades throughout and a great walk-out location, this is a home you can enjoy from day one. The main floor features a handy pocket office, open living and dining areas, and a beautifully upgraded kitchen with additional cabinetry, two-tone Level 2 cabinets, Level 2 quartz counters, Blanco undermount sink, upgraded Delta Banting faucet, built-in microwave, and glass chimney hood fan. The Level 7 designer backsplash runs right to the ceiling behind the hood fan for a finished, custom look. From the dining area, step onto the 10' x 12' walk-out deck with aluminum railings and enjoy the south-facing canal views. A gas line is ready for your future BBQ, and the kitchen is roughed in for a gas range. Upstairs, the large primary bedroom offers a walk-in closet with direct access to the laundry room, complete with an added door for everyday convenience. The ensuite features an upgraded sliding shower door and ceiling-height tile in the shower and wet areas. Two additional bedrooms and a spacious bonus room round out the upper floor. The walk-out basement is roughed in for a bathroom and ready for your ideas. Other thoughtful features include a tankless hot water system, EV charger rough-in, solar-ready electrical, upgraded plumbing fixtures and satin chrome door hardware throughout, plus satin etched glass in the front entry door. A brand new home, a great canal-side setting, and plenty of room to make it your own. Ready for immediate possession. Please click the multimedia tab for a 3D tour and floor plans