



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

109 Montane Link SE
High River, Alberta

MLS # A2348284

\$519,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

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, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Brand new and ready for its first owners, this single-family home is located in the desirable Montrose community and offers a well-planned layout with quality upgrades throughout. The main floor features an open-concept design with a bright front office/flex room behind French doors, a spacious living area, and a well-appointed kitchen with upgraded cabinetry and countertops, chimney-style hood fan, built-in microwave, and enhanced lighting. A convenient 2-piece bath and back entry complete the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite. Two additional bedrooms, a 4-piece bathroom, and conveniently located laundry provide plenty of room for the whole family. The basement offers excellent potential for future development with 9' foundation walls, a painted floor, wet bar rough-in, and a side entrance with direct access to the basement. Outside, the west-facing backyard includes a poured concrete garage pad, while the exterior gas line is ready for your future BBQ. Finished with the Premium Craftsman elevation and thoughtful upgrades throughout, this is a great opportunity to own a brand new home in Montrose and create the basement space that works best for you. Please click the multimedia tab for a 3D tour and floor plans.