



GRASSROOTS
REALTY GROUP

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1410 Montrose Terrace SE
High River, Alberta

MLS # A2348301



\$724,900

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,293 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Backing directly onto the Montrose Canal, this fully developed walk-out two-storey offers an exceptional combination of space, views and privacy. Pristine throughout, the home features beautiful east-facing views of the canal and green space from both the main living areas bonus room and primary suite. The main floor offers a welcoming den/flex room, spacious kitchen with large island, granite counters and walk-through pantry, dining area overlooking the canal, and a generous living room with gas fireplace. The private deck off the dining area includes a gas line for the BBQ. A half bath and main floor laundry complete the level, with real hardwood throughout. Upstairs, the large bonus room and primary bedroom both enjoy the outstanding canal views. The primary bedroom has a 5 piece ensuite with a corner soaker tub and a large walk-in closet. Two additional bedrooms and a four-piece bathroom complete the second floor. The fully developed walk-out basement features a great sized rec room with direct access to a covered private patio, a fourth bedroom, four-piece bathroom and ample storage. The oversized attached garage comfortably accommodates two vehicles including a full-size truck. Outside, the beautiful landscaped yard offers, established gardens, irrigation and direct views of the canal. Recent upgrades include fresh interior and exterior paint, new hot water tank, window coverings and sump pump. A meticulously maintained home in one of the most desirable communities, in walking distance to downtown, the happy trails, shopping, tennis court, rec plex and all three levels of schools. Please click the multimedia tab for an interactive 3D tour and floor plans.