



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

110, 351 Monteith Drive SE
High River, Alberta

MLS # A2348310



\$389,900

Division:	Monteith		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 403
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Luxurious open concept townhouse located in a quiet convenient development in Montrose. This two-storey home has three bedrooms, three and one-half bathrooms, and a finished basement with lovely suite (illegal). The main floor has a spacious sun-filled great room that opens onto a shady deck, and an excellent kitchen with granite counters, undermount sink, lots of cupboards and counter space, and a big pantry. There is all hardwood flooring on the main floor, a generous entry hall, lots of closet space, and a traditional staircase. The second floor has a big primary suite with a four-piece bathroom and walk-in closet, as well as two additional bedrooms, and a laundry area. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.