



GRASSROOTS
REALTY GROUP

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496 MONTEREY Drive SE
High River, Alberta

MLS # A2349575



\$725,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to Montrose, High River's most sought-after community, where modern design, family-focused living, and an abundance of parks, pathways, and green space come together. This impressive Renshaw model offers 2,447 sq. ft. of thoughtfully designed above-grade living space, with four bedrooms upstairs, a main floor office, oversized bonus room, and an extended double attached garage, all set on a 4,252 sq. ft. lot. From the moment you step inside, the home feels bright, open, and inviting. The main floor offers over 1,000 sq. ft. of functional living space designed around everyday life and effortless entertaining. At the heart of the home, the centrally positioned kitchen features a large island, generous prep space, and excellent storage while flowing seamlessly into the dining and living areas. An impressive wall of windows across the rear of the home fills the space with natural light, while a cozy fireplace anchors the living room and creates a warm gathering place for family and friends. A dedicated main-floor office provides the ideal setup for working from home, studying, or additional flex space. Upstairs, more than 1,440 sq. ft. provides an exceptional family friendly layout with all four bedrooms conveniently located on one level. The spacious primary retreat offers a comfortable place to unwind, complete with a walk-in closet and large five piece ensuite. Three additional bedrooms provide plenty of room for children, guests, or additional workspace, while the massive 19' x 17' bonus room creates a second living area perfect for movie nights, a playroom, or watching the big game. A dedicated upper floor laundry room adds another layer of everyday convenience. The unfinished basement provides an incredible opportunity to add even more living space and customize the home to suit your needs.

Oversized above grade windows bring an abundance of natural light into the lower level, creating excellent potential for future bedrooms, recreation space, a home gym, or additional family living. The garage is another standout feature. This oversized double attached garage extends 32' deep on one side in a tandem style configuration, providing valuable additional space beyond the two main parking stalls, ideal for motorcycles, recreational equipment, a workshop, tools, or the extra storage every family can use. A 12' x 9' rear deck extends the living space outdoors and provides a great spot to enjoy the warmer months. Set within the growing community of Montrose, residents enjoy extensive pathways, parks, green spaces, beautiful natural surroundings, and convenient access to High River's amenities. With four upper bedrooms, multiple living spaces, a dedicated office, an oversized tandem style double garage, and a bright unfinished basement ready for future development, 496 Monterey Drive SE delivers the space, flexibility, and functionality to grow with your family.