



GRASSROOTS
REALTY GROUP

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416 Montrose Crescent SE
High River, Alberta

MLS # A2352055

\$522,500

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 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, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to The Noah, a beautifully finished home in the sought after community of Montrose in High River, offering modern style, a thoughtful family friendly layout and the convenience of a brand new home that is already built and ready to enjoy. From the moment you step inside, the home feels bright, open and welcoming with 9 foot ceilings, large windows at the front and rear and a functional layout designed to make everyday living and entertaining feel effortless. Rich wood toned flooring runs throughout the main level and is complemented by crisp white walls, black accents, contemporary lighting and an open staircase with black railing. At the front of the home, the spacious living room is anchored by a sleek electric fireplace and oversized window that brings in an abundance of natural light. The open design carries into the heart of the home where the kitchen makes an immediate impression. Warm wood grain cabinetry is paired with white quartz countertops, a clean white tile backsplash, black hardware and a black undermount sink and faucet for a modern yet timeless look. The oversized island provides plenty of prep space, storage and room for family and friends to gather, while additional cabinetry and counter space along the opposite wall adds even more functionality. Whether hosting a crowd or simply moving through the routines of everyday life, this is a kitchen designed to work. At the rear, the dining area offers plenty of space for a large table and enjoys another oversized window overlooking the backyard. Upstairs, the well planned layout features three bedrooms, including a spacious primary retreat positioned separately from the secondary bedrooms for added privacy. A large window fills the primary bedroom with natural light, while the private ensuite creates a comfortable space to begin and end the day. Two additional bedrooms provide

flexibility for kids, guests or a home office, and convenient upper floor laundry means there is no need to carry baskets between levels. Outside, the backyard provides plenty of room to create an outdoor space that suits your lifestyle, whether that means a play area, garden, patio or a place to entertain through the warmer months. The location in Montrose adds even more appeal. Known for its attractive streetscapes, ponds, pathways, parks and extensive green spaces, Montrose offers a setting that encourages you to get outside and enjoy the community around you. High River combines the welcoming atmosphere and relaxed pace of a smaller town with the everyday conveniences families need, including schools, shopping, restaurants, recreation and local services, while Calgary remains within convenient commuting distance. With its warm modern finishes, abundance of natural light, open living spaces and move in ready convenience, The Noah offers the feel of a new build without the wait and a fantastic opportunity to put down roots in one of High River's most desirable communities.