



GRASSROOTS
REALTY GROUP

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418 Montrose Crescent SE
High River, Alberta

MLS # A2352093

\$536,800

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 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:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to The Ava, a beautifully finished home in the sought after community of Montrose in High River, where thoughtful design, modern finishes and an incredibly functional floor plan come together in a home that feels bright and inviting from the moment you walk through the door. A large front verandah creates welcoming curb appeal and offers the perfect spot to enjoy a morning coffee or unwind at the end of the day. Inside, the open concept main floor is filled with natural light thanks to large windows throughout the living, dining and kitchen areas. Nine foot ceilings enhance the sense of space, while warm wood toned luxury vinyl plank flooring runs throughout the main level and provides a beautiful contrast to the home's crisp white finishes. The living room offers plenty of room to gather and is anchored by a sleek electric fireplace, creating a comfortable focal point without taking away from the clean, contemporary feel of the space. The adjoining dining area easily accommodates a full sized table, making the main floor equally well suited to everyday family life and entertaining. At the heart of the home is a bright and beautifully finished kitchen. White shaker style cabinetry extends to the ceiling for a polished look and an abundance of storage, complemented by white quartz countertops, a neutral subway tile backsplash and contrasting black hardware. The oversized central island is finished in a rich blue tone that adds just the right amount of colour and character while providing generous prep space and additional seating. A large window above the sink brings even more natural light into the kitchen, while a corner pantry and additional built in cabinetry provide the storage and organization every busy household appreciates. Upstairs, the thoughtful layout continues with three bedrooms, convenient side by side laundry and well designed bathrooms. The

spacious primary bedroom is filled with natural light from multiple windows and offers plenty of room to create a comfortable retreat. A walk in closet provides excellent storage, while the private ensuite completes the space. Two additional bedrooms offer flexibility for children, guests or a home office, with a full bathroom nearby. Beyond the home itself, Montrose is one of High River's most attractive master planned communities, known for its picturesque setting, pathways, ponds, green spaces and family friendly atmosphere. The community offers a quieter pace of life while keeping everyday conveniences close at hand, with schools, shopping, restaurants, recreation and High River's charming downtown all just minutes away. With Calgary accessible for commuters, Montrose provides an appealing balance between small town living and connection to the city. The Ava delivers the space and functionality today's families are looking for with a bright open layout, stylish finishes and a community that makes it easy to feel at home.