

# \$729,900 - 1622 Montrose Terrace, High River

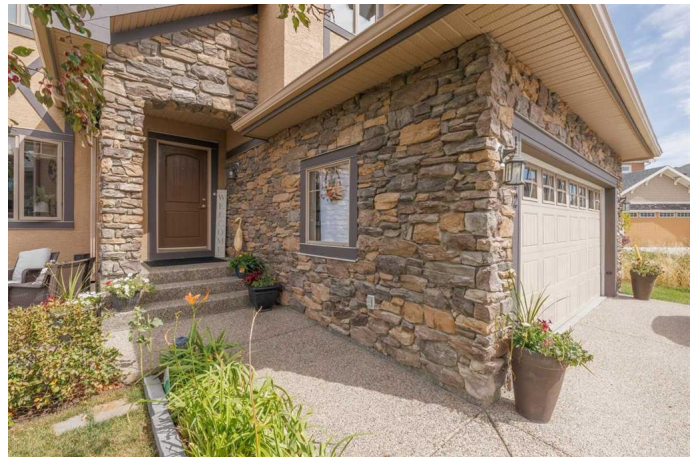
MLS® #A2206782

**\$729,900**

4 Bedroom, 4.00 Bathroom, 2,221 sqft  
Residential on 0.14 Acres

Montrose., High River, Alberta

This pristine, like new home is situated on the quiet cul-de-sac of Montrose Terrace with backyard access to beautiful walking trails, ponds and only a short distance to the vibrant downtown core of High River. It boasts over 3100 square feet of luxury living. An open concept floor plan is maintained throughout - office/flex room off the foyer, gorgeous living/great room with newly tiled fireplace. A dream kitchen with high-end stainless-steel appliances, granite countertops, new back splash, large pantry, and an island breakfast bar. Dining area access to the new composite 12 x 16 foot deck (2023) with gas hook up for your barbequing convenience. A powder room on the main level as well as the laundry room which is off the mudroom, and accesses the double attached garage (22x20 feet) which is insulated, drywalled and painted. Upstairs greets you with a gorgeous bonus room subtly giving privacy to the primary suite with a five piece ensuite, double vanity, and good size walk in closet. The two additional bedrooms are spacious and offer good comfort, along with a four piece main bathroom. Basement was newly developed in 2022 offering a cozy recreation/games room featuring a wet bar complete with wine fridge, a small gym area for exercising, a three piece bathroom, and a fourth bedroom currently used for crafts. Lots of storage space. Property is nicely fenced, has exposed aggregate concrete front driveway, and enjoys lovely landscaping. Upgrades over the past 5 years include:



interior and garage painted in a neutral palette, basement fully developed, fireplace surround and kitchen back splash, new high end flooring and carpet throughout, air conditioner, water softener, sump pump, garage door opener, LG Stainless Steel Fridge with water and ice (2025), composite deck, cement pad and garden boxes, fencing, shed, gas line to BBQ, stone patio at front of house, exterior trim painted, landscaping including custom stone patio for firepit, perennial garden beds, shrubs and bushes. AN ABSOLUTE TREASURE AND A PLEASURE TO SHOW!! No sign on property.

Built in 2008

### **Essential Information**

MLS® #	A2206782
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,221
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1622 Montrose Terrace
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Aggregate
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Suspended Ceiling
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit
Lot Description	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	6
Zoning	TND

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.