

# \$720,000 - 1405 Montrose Terrace Se, High River

MLS® #A2207913

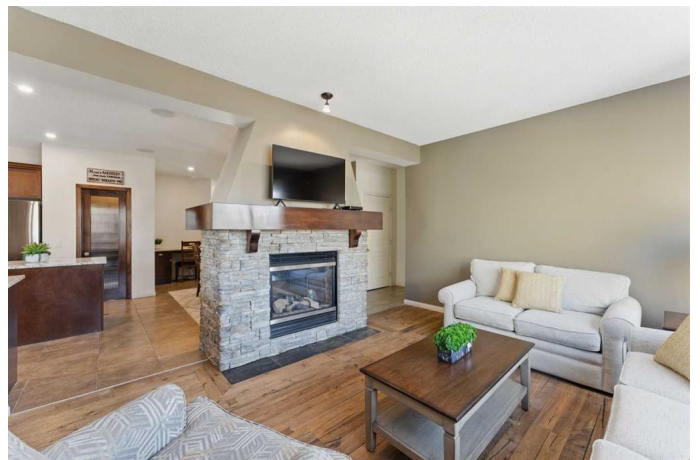
**\$720,000**

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.12 Acres

Montrose., High River, Alberta

**\*\*3D TOUR !!\*\*** Welcome to this beautifully appointed two-storey home in the sought-after community of Montrose in High River. Developed on 200 acres on the south side of High River, Montrose offers a family-friendly environment with stellar mountain views and exceptional amenities, including a 16-acre pond, abundant pathways, parks, and green spaces. Residents enjoy proximity to schools, recreational facilities, and the conveniences of a vibrant small town. From the moment you arrive, youâ€™ll notice the inviting curb appeal and massive triple car garage (29.10 X 21.6) â€™ complete with in-floor heat, perfect for those chilly Alberta winters. Inside, warm tones and a cozy chalet-inspired design create a welcoming atmosphere, highlighted by gorgeous reclaimed wood floors and a stunning double-sided stone-faced fireplace with a mantel that anchors the main living space. The kitchen is designed with both style and function in mind, featuring granite countertops, a large island & pantry and sleek stainless steel appliances â€™ including a 3-year-old fridge, induction stove, and dishwasher. A dedicated main floor laundry room (with washer/dryer just 1 year old) adds everyday convenience. Upstairs, you'll find a bright and airy bonus room with vaulted ceiling â€™ ideal for a playroom, media space, or home office. The spacious primary suite offers a spa-like 5-piece ensuite with a soaker tub, double vanity, and an impressive walk-in closet. One of the secondary bedrooms also



boasts a walk-in closet for extra storage. This home is fully finished and wired for sound throughout, making it perfect for entertaining or cozy nights in. Enjoy summer evenings in your beautifully landscaped backyard oasis – complete with mature trees, a firepit, pergola, shed, fenced dog run, irrigation system, and tons of under-deck storage. The new covered deck with modern glass railing makes for the perfect spot to relax or host guests. Additional features include: Newer furnace (6 months old) A/C for year-round comfort Built-in VacuuFlo system and Skylight for added natural light. This is the kind of home that rarely comes available in Montrose – thoughtfully maintained, full of upgrades, and move-in ready. Don’t miss your chance to see this one today

Built in 2007

**Essential Information**

MLS® #	A2207913
Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,293
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1405 Montrose Terrace Se
Subdivision	Montrose.
City	High River

County	Foothills County
Province	Alberta
Postal Code	T1V 0B5

### Amenities

Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Triple Garage Attached, Aggregate
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Family Room, Gas, Mantle, Stone, Dining Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	16
Zoning	TND

### Listing Details

Listing Office

CIR Realty

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.