

## 1611 MONTROSE Terrace SE, High River, Alberta - \$839,500



Main Photo

### Property Description

Welcome to your DREAM HOME in Sought-After Montrose!!! This Immaculate, AIR-CONDITIONED 2 Storey offers over 3,295 Sq Ft of Developed Space, featuring 4 Bedrooms, 3.5 Bathrooms, an OVERSIZED HEATED TRIPLE Garage, and an INCOME-Generating 1 bedroom Illegal Suite. Nestled in a QUIET Cul-De-Sac on a 5,564 Sq Ft lot with BREATHTAKING Mountain and Pond



[Simon Hunt](#)

RE/MAX House of Real Estate  
[robert.steele@followupboss.me](mailto:robert.steele@followupboss.me)  
P: 403-293-0363  
M: 403-293-0363

VIEWS, this property has it all!!! Enjoy incredible curb appeal with STONE siding, LOW-MAINTENANCE Landscaping with Irrigation, and a CHARMING covered Front porch. Tons of High-End Upgrades have been added throughout the last 3 years, including ALL-NEW Upgraded Appliances throughout the Main Floor, a High-Efficiency Furnace, and a new Water Tank with an Instant Hot Water System, Stunning LVP Flooring, and MORE!!! This HOME is move-in ready!!! A BRIGHT and OPEN floor plan with 9' Ceilings - filled with LUXURIOUS Finishes - makes the Kitchen, Dining, + Living Room area, easy to ENTERTAIN when guests come over. The CHEF'S Kitchen features floor-to-ceiling WOOD Cabinetry, upgraded SS Appliances (2023), GRANITE Countertops incl/Island with Breakfast bar, and a WALK-THROUGH Pantry. Cozy up by the floor-to-ceiling STONE GAS Fireplace in the living room or enjoy meals in the spacious dining area with direct access to the 31' deck with a recently installed High End Retractable awning. A CONVENIENT Office, perfect for a Work From Home Lifestyle, + 2 pc Bath, + a MUD Room w/NEW Laundry, Sink, and Cabinetry for EXTRA storage. Upstairs, relax in the large VAULTED Bonus Room with In-Ceiling speakers, a Built-In Study nook, three bedrooms, and a 4 pc bath. The spacious Primary Bedroom is a RELAXING RETREAT complete with a 5 pc EN-SUITE incl/Standing Glass Shower, a Soaker Tub, Dual Sinks, + a Water Closet. The WALK-IN Closet has ample amount of space, making it easy to ORGANIZE, + keep TIDY. Heading down to the basement is a Large Shelved Storage Room. The fully finished WALK-OUT Basement boasts an Illegal suite with NATURAL Light coming in, High-end finishes, Surround Sound, a 4 pc bath, PRIVATE Laundry, and a SEPARATE Storage room. The SOUTH-Facing Backyard, is surrounded by trees and overlooking the pond, offers privacy in a park-like setting. The Large 31 Foot deck with a NEW HIGH-END retractable awning makes LOUNGING with morning coffee, evening sun, or entertaining more enjoyable. The lower Patio also has a pond view and is made for looking up at the Stars at night while enjoying friends and family around the fire pit. This family-oriented Community has Parks, Playgrounds, Walking Pathways, and a 16 ACRE Pond winding through the community. QUICK access to major roads such as HWY 2A, + HWY 2! BOOK your showing TODAY to see this BEAUTIFUL HOME!!!

## REALTOR Referral



REALTOR®

**Mobile:** 403-293-0363

**Email:** [robert.steele@followupboss.me](mailto:robert.steele@followupboss.me)

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX House of Real Estate*



[Simon Hunt](#)

RE/MAX House of Real Estate

[robert.steele@followupboss.me](mailto:robert.steele@followupboss.me)

P: 403-293-0363

M: 403-293-0363