



## 1622 Montrose Terrace High River Alberta

\$729,900

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 hous...

Bonus Room 13.25 Ft x 14.58 Ft  
Primary Bedroom 14.00 Ft x 15.00 Ft  
5pc Bathroom 12.58 Ft x 11.83 Ft  
Bedroom 9.08 Ft x 12.00 Ft  
4pc Bathroom 8.67 Ft x 4.92 Ft  
Bedroom 11.25 Ft x 9.42 Ft

Bedroom 13.25 Ft x 11.17 Ft  
3pc Bathroom 8.00 Ft x 5.33 Ft  
Living room 16.50 Ft x 13.00 Ft  
Dining room 9.50 Ft x 9.92 Ft  
Office 9.92 Ft x 12.00 Ft  
Kitchen 12.92 Ft x 9.50 Ft

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Listing Presented By:



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RE/MAX House of Real Estate



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Recreational, Games room 14.00 Ft x 13.08 Ft

2pc Bathroom 6.00 Ft x 3.58 Ft

Exercise room 8.83 Ft x 8.00 Ft

Laundry room 15.50 Ft x 7.08 Ft