



# 1622 Montrose Terrace High River Alberta

\$729,900

OPEN HOUSE SUNDAY OCTOBER 6, 2024 2:00 - 4:00 PM!!!! DO NOT MISS OUT ON THIS HOME!! BRING ALONG YOUR FAVORITE REALTOR IF YOU WISH!!!!..... This beautifully finished two story boasts over 3100 square feet of luxury living area, located on a quiet cul-de-sac of Montrose Terrace, and backing on to the lovely walking path along the parklike pond. An open concept floor plan is maintained throughout - office/flex room off foyer, gorgeous living/great room with newly tiled gas fireplace and overlooking the deck, and a gourmet chef's dream kitchen with high end stainless steel appliances, granite counters, new back splash, pantry, huge island, and breakfast bar. Dining area accesses the new deck (2023), 11.5 feet by 16 feet with composite decking, and gas hook up for your barbecuing convenience. Upstairs greets you with a gorgeous bonus room, subtly giving privacy to the primary suite with its five piece ensuite (double vanity), and 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, presently used for crafts. Other recent upgrades include new sump pump (2019), and air conditioning and water softener (2022). The laundry area is off the mudroom which accesses the double attached garage (22 feet by 20 feet) which is insulated, drywalled & painted. Property is nicely fenced, has exposed aggregate concrete front driveway, and enjoys lovely landscaping. An absolute pleasure to show!!! (id:6769)

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  
Recreational, Games room 14.00 Ft x 13.08 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  
2pc Bathroom 6.00 Ft x 3.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



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Exercise room 8.83 Ft x 8.00 Ft

Laundry room 15.50 Ft x 7.08 Ft