



1718 Montgomery Gate High River Alberta

\$719,900

This is THE ONE!! This absolutely STUNNING, impeccably finished, 2 story home on a corner lot with a heated double garage, in the family friendly community of Montrose features four bedrooms, PLUS a den/flex room on the main floor, and four bathrooms, including a LUXURIOUS ensuite! Everything about this beautiful property says, "Welcome:" from the stone and warm wood accents as you walk up to the covered front porch, to the classic leaded glass window in the front door, leading you inside to a large foyer. The laughter and sunshine draw you through to the wide open living, dining and kitchen area. THIS is where wonderful family memories are made! The large kitchen island anchors the entire room, while the lightly white washed oak hardwood floor provides continuity throughout the space. Cooking dinner is a family affair in this quartz-lined kitchen, with room for all your sous-chefs, ample storage, and upgraded geometric tiles - subtle details that help make this home such a showstopper! The dining area has room for family AND friends, with easy access to the east deck for summer gatherings. The custom fireplace surround adds warmth and beckons you to sit and relax with your spouse after the kids have gone to bed. When the time is right, head upstairs to your large primary suite for a well-deserved soak in the huge tub before your head hits the pillow. The second floor of this home features two more bedrooms, a large "bonus" room (currently used as a sunny reading space), and another full 4 piece split bathroom for the kids. Heading back downstairs, the basement features another large family room (or art studio), a fourth bedroom, another 4 piece bathroom and extra space for storage. Back up the stairs, let's head out the side door to your sunny, south-facing deck where you can plant your herbs in your custom-built raised beds in the spring. Beautiful landscaping an...

Family room 7.81 M x 3.78 M

Bedroom 3.10 M x 4.08 M

4pc Bathroom 3.10 M x 1.55 M

Furnace 4.67 M x 2.88 M

Other 1.67 M x 1.95 M

Living room 4.54 M x 3.99 M

2pc Bathroom 1.59 M x 1.44 M

Primary Bedroom 4.04 M x 3.97 M

Bedroom 2.87 M x 3.71 M

Bedroom 2.95 M x 3.36 M

Bonus Room 3.43 M x 4.75 M

4pc Bathroom 4.19 M x 3.66 M

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

Listing Presented By:



Originally Listed by:
CIR REALTY



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Dining room 3.65 M x 3.53 M

Kitchen 4.49 M x 3.15 M

Den 3.33 M x 2.81 M

4pc Bathroom 1.73 M x 3.71 M

Other 2.22 M x 1.58 M

Laundry room 1.76 M x 2.41 M