



## 203 Monterey Place High River Alberta

\$674,900

This existing two-storey show home is 2006 sq. foot and features 3 bedrooms and 2.5 bathrooms. The main floor has a handy mudroom off the garage entrance which leads the way to a walk-through pantry, a two-piece bathroom, the main entrance, and an office/den. The spacious and inviting living room has a sleek gas fireplace with tile surround and a knockdown ceiling and is open to the beautiful, upgraded kitchen that comes equipped with appliances and stylish quartz countertops with an undermount sink. Upstairs is home to a bonus room, 2 more generous-sized bedrooms, a 4-piece bathroom and a conveniently located laundry room. The large primary bedroom has a 5-piece ensuite with a soaker tub and a large shower and a walk-in closet. Additional options in this home include mudroom lockers, pot lights and upgraded spindles throughout the main and upper floor, 2' extended garage, a 13x10 rear deck, and BBQ gas line. The basement is bright with a 9' foundation and has the option to be finished by the builder for an additional cost. The builder offers the option for an added chimney hood fan and microwave relocation in the kitchen. This lovely home is a few steps from Montrose Pond and is located on a quiet cul-de-sac that backs onto a green space that will not be developed, offering an incredibly spacious back yard with amazing views to the west including a spectacular mountain view. Available for possession in the fall 2024 or buy it now and lease it back to the builder with a 6% leaseback rate. Please click the multimedia tab for an interactive virtual 3D tour and floor plans. (id:6769)

Office 10.00 Ft x 9.00 Ft

Living room 14.00 Ft x 12.00 Ft

Dining room 13.00 Ft x 10.00 Ft

Kitchen 16.67 Ft x 8.75 Ft

2pc Bathroom 7.92 Ft x 2.67 Ft

Other 7.58 Ft x 7.50 Ft

Primary Bedroom 14.00 Ft x 12.50 Ft

Bedroom 11.58 Ft x 9.00 Ft

Bedroom 10.83 Ft x 9.25 Ft

Bonus Room 12.67 Ft x 12.58 Ft

5pc Bathroom 12.00 Ft x 8.75 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)