



## 106 Monterey Bay High River Alberta

\$769,900

This brand new 2135 sq ft walk-out home with excellent curb appeal is located on a large-pie shaped lot that backs onto the Montrose Canal. The stunning upgraded kitchen includes quartz counters, two-tone cabinetry, built-in microwave, chimney hood-fan, stainless steel appliances and an extra set of drawers. The main level also has a cozy living room with gas fireplace and large windows, walk-through mudroom and pantry, flex space, dining room with access to the 10 x 12' deck, and 2-piece washroom. On the upper level you will find a bonus room, laundry room, and 3 bedrooms. The primary bedroom has a large walk-in closet and a deluxe 5-piece ensuite that includes a custom full height tile shower, large soaker tub and a stylish vanity with two sinks. With a 9' foundation height, the walk-out basement is bright and airy ready for development. The many extras in this home include an exterior gas line, 2' garage extension, spindle railing on the main and upper levels, triple pane windows, quartz countertops throughout, knockdown ceiling texture, and luxury flooring on main level, main level and bathrooms. Located close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this family home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour. (id:6769)

2pc Bathroom 4.92 Ft x 4.92 Ft  
Dining room 12.50 Ft x 9.92 Ft  
Foyer 11.67 Ft x 8.67 Ft  
Kitchen 16.33 Ft x 7.83 Ft  
Living room 12.50 Ft x 12.92 Ft  
Other 8.50 Ft x 7.58 Ft  
Office 11.08 Ft x 8.33 Ft  
4pc Bathroom 8.42 Ft x 4.92 Ft

5pc Bathroom 12.50 Ft x 11.25 Ft  
Bedroom 13.67 Ft x 9.33 Ft  
Bedroom 12.83 Ft x 9.33 Ft  
Family room 15.08 Ft x 12.17 Ft  
Laundry room 8.08 Ft x 6.42 Ft  
Primary Bedroom 14.25 Ft x 12.50 Ft  
Other 9.42 Ft x 8.75 Ft

Listing Presented By:



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