

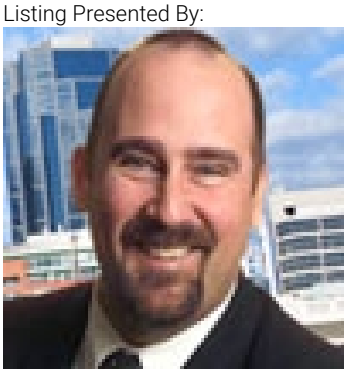
115 Montane Link High River Alberta

$499,200

Welcome to "The Kinley", a bright, modern detached two-storey home in the sought after community of Montrose, one of High River's most family-friendly communities. This open concept floor plan offers 1,255 sq. ft., 3 bedrooms, and 2.5 bathrooms, with an open layout designed to feel connected, comfortable, and easy for everyday life. Step inside and you'll immediately notice the natural light and the way the main floor is built for real family routines--morning breakfasts, homework at the table, and weekend hangouts that naturally flow from one space to the next. At the heart of the home, the kitchen pairs clean, timeless finishes with modern contrast including quartz countertops, classic stacked-tile backsplash, "mushroom" coloured cabinetry, and black hardware that ties it all together. The galley-style kitchen with a large island keeps everything within reach, while a walk-in pantry makes day-to-day storage simple. One of the most unique (and practical) features is the built-in banquet bench seating in the dining area, perfect for kids' meals, board games, and those "everyone pile in" moments when friends come over. And because the main floor is oriented to the backyard, it's easy to keep an eye on the action outside while you cook or entertain. Upstairs, the layout continues to impress with a winged bedroom design that adds privacy between rooms--ideal for families with kids, guests, or a home office setup. The primary bedroom includes a walk-in closet and a 4-piece ensuite, creating a calm retreat at the end of the day. The full basement offers a ton of future potential, think playroom now, gym or extra living space later. Outside, you'll love the west-facing yard for sunny afternoons and evening light, great for BBQs, patio time, and watching the kids play after school. There's also a concrete parking pad, adding everyday convenience right from day one. And th...

Living room 10.58 Ft x 12.00 Ft
Kitchen 12.42 Ft x 9.00 Ft
Dining room 8.00 Ft x 8.00 Ft
2pc Bathroom 4.67 Ft x 6.33 Ft
Primary Bedroom 11.42 Ft x 11.25 Ft
4pc Bathroom 7.92 Ft x 5.33 Ft
Bedroom 8.33 Ft x 10.25 Ft
Bedroom 8.33 Ft x 10.25 Ft
4pc Bathroom 6.42 Ft x 6.00 Ft

Listing Presented By:



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