



1602 Montrose Terrace High River Alberta

\$799,900

This executive 2 story home located at the end of the keyhole cul-de-sac of Montrose Terrace with direct drive in access to your exposed aggregate driveway. Walking up to the home you have a lovely front porch with a full side panel protecting you from the weather and providing privacy while you enjoy your morning coffee. Inside the home you will find 9 ft ceilings on all 3 levels which gives additional space for large windows allowing natural light. The main level features genuine hardwood flooring. Off the entrance is a sunny flex space - could be a den or additional dining space. Going into the main living area you are invited to relax in the living room and enjoy a gas fireplace or cook an amazing meal in the chef's kitchen with ample granite countertop space, under cabinet lighting as well as feature high quality cabinets - with one having interior lighting. There is also a 2-tone tile backsplash throughout the kitchen which upgrades the space. With a walk-through pantry to the back mud room / laundry / garage unpacking groceries is a breeze. The main dining area is surrounded by windows flooding the space with natural light. With access to the main deck, you have views of the Montrose Canal as well as green space beyond, tennis courts and those beautiful mountain views. Going to the second level you have custom bookshelves and a window seat on the landing with a full north facing window. Upstairs you are welcomed in to enjoy your time in the family room with a 12-foot vaulted ceiling and direct access to the 2nd floor deck - perfect for the whole family to enjoy. There are 3 spacious bedrooms upstairs as well as a main bath. The primary has lots of room for a king bed as well as other furniture - with gorgeous views of the back yard, canal, green space and unobstructed mountain views. The primary ensuite has a "his" and "hers" vanity as well as a jetted tub, ...

Bedroom 12.92 Ft x 12.58 Ft

Recreational, Games room 27.83 Ft x 19.33 Ft

Furnace 14.50 Ft x 9.83 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Dining room 14.42 Ft x 9.17 Ft

Kitchen 14.50 Ft x 12.17 Ft

Office 9.67 Ft x 10.00 Ft

2pc Bathroom 7.17 Ft x 3.00 Ft

Bedroom 13.17 Ft x 10.17 Ft

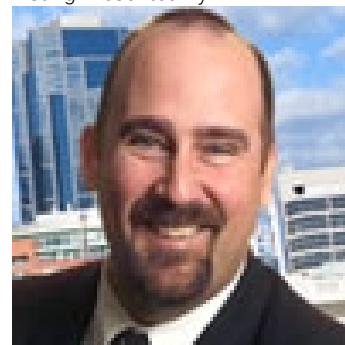
Bedroom 13.08 Ft x 11.58 Ft

Primary Bedroom 14.08 Ft x 16.67 Ft

Family room 14.67 Ft x 14.83 Ft

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Listing Presented By:



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Laundry room 11.67 Ft x 9.42 Ft

Living room 17.33 Ft x 14.75 Ft

4pc Bathroom 11.25 Ft x 6.00 Ft

5pc Bathroom 11.33 Ft x 13.50 Ft