

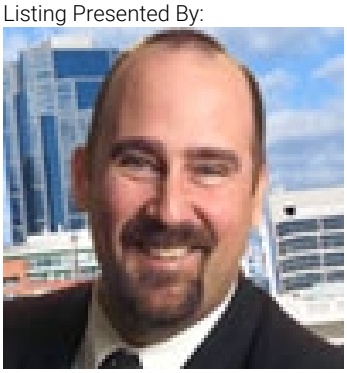
1613 Montrose Terrace High River Alberta

$1,050,000

A home with personality, purpose, and a spectacular setting! Custom built and backing onto the north side of the pond in Montrose in High River, this exceptional home was designed for those who love to entertain, appreciate thoughtful craftsmanship, and want something truly different from the ordinary.The kitchen is an absolute showstopper, anchored by a bold yellow Kitchen Aid gas range and a custom-made hood fan designed specifically to compliment it. A large island, expansive cabinetry extending to the ceiling, a double refrigerator/freezer and two wall ovens create an impressive space that is as functional as it is unforgettable. Whether hosting a crowd or enjoying a quiet evening at home, this kitchen was made to be the heart of the home.The main living area features beautiful built in wall cabinetry and, a stunning double-sided fireplace shared with the private den/bourbon room, where a custom feature wall crafted from whiskey barrels adds warmth, character and a one-of-a-kind touch.Upstairs, the spacious bonus room provides another versatile gathering space, while the executive primary retreat offers a beautiful ensuite and walk-in closet complete with its own window -- a thoughtful detail that brings natural light into the space.The fully developed walkout basement takes entertaining to another level with a dedicated theatre area complete with screen and projector, plus an additional recreation and entertaining space that opens onto a private walkout patio.Comfort and efficiency have also been thoughtfully considered. The home features two furnaces and two air conditioning units, providing zoned comfort throughout the home, with enhanced furnace filtration designed to improve indoor air quality. A boiler was added in 2026, further enhancing the home's heating system.And then there is the solar -- 46 solar panels on the roof, help power the home's appliances...

4pc Bathroom 12.25 Ft x 6.83 Ft
5pc Bathroom 11.33 Ft x 13.58 Ft
Bedroom 12.33 Ft x 13.33 Ft
Bedroom 10.08 Ft x 15.33 Ft
Bonus Room 16.08 Ft x 17.17 Ft
Laundry room 9.17 Ft x 5.08 Ft
Bedroom 11.58 Ft x 17.00 Ft
Media 34.08 Ft x 22.42 Ft
Storage 6.08 Ft x 6.08 Ft
2pc Bathroom 4.83 Ft x 5.17 Ft
Den 12.00 Ft x 9.58 Ft
Breakfast 15.58 Ft x 8.67 Ft

Listing Presented By:



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Primary Bedroom 17.75 Ft x 18.58 Ft

Other 5.42 Ft x 11.08 Ft

3pc Bathroom 4.92 Ft x 8.67 Ft

Other 9.58 Ft x 7.75 Ft

Dining room 11.25 Ft x 13.25 Ft

Foyer 8.33 Ft x 7.83 Ft

Kitchen 15.58 Ft x 13.42 Ft