



# 351 Monteith Drive High River Alberta

\$410,000

Welcome to this beautifully designed 2025-built walkout townhome in the sought-after Montrose community of High River, perfectly situated backing directly onto a serene pond and pathway system, offering peaceful water views and an exceptional connection to nature from every level of the home. Ideally located within walking distance to the high school, shopping, and everyday amenities, this home delivers both convenience and tranquility. Step inside to a bright, welcoming open-concept main floor thoughtfully designed for both entertaining and daily living. The kitchen features crisp white cabinetry, ample storage, sleek quartz countertops, and a spacious island perfect for gathering, while the adjoining living room is flooded with natural light from large windows that frame breathtaking pond and pathway views, creating a serene backdrop year-round. High ceilings enhance the sense of space and openness, and the balcony off the living area provides the perfect spot for morning coffee or evening relaxation while taking in the peaceful surroundings. Upstairs you'll find three generously sized bedrooms, including a spacious primary retreat overlooking the water, complete with a walk-in closet and a modern ensuite featuring a stand-up shower, ceiling-height travertine tile, and quartz counters. Two additional large bedrooms share a large four-piece bathroom, and convenient upper-floor laundry adds everyday ease. The unfinished walkout basement provides a blank canvas for future development, already equipped with roughed-in plumbing and direct access to a private patio space, extending your living options outdoors. Additional highlights include an attached single-car garage, driveway and nearby visitor parking, and the simplicity of townhome living with no need to worry about snow shoveling or landscaping, with landscaping to be completed by the builder in Spring 2026. Bac...

3pc Bathroom 5.00 Ft x 9.67 Ft

4pc Bathroom 4.92 Ft x 8.58 Ft

Bedroom 9.50 Ft x 12.25 Ft

Bedroom 9.50 Ft x 10.33 Ft

Primary Bedroom 15.42 Ft x 10.00 Ft

2pc Bathroom 6.58 Ft x 3.00 Ft

Dining room 6.00 Ft x 6.00 Ft

Foyer 8.17 Ft x 9.50 Ft

Kitchen 13.17 Ft x 8.42 Ft

Living room 15.25 Ft x 15.50 Ft

Furnace 3.83 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
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