



# 409 Montrose Green High River Alberta

\$729,900

Meet The Strickland—a thoughtfully designed 2,093 sq. ft. home that blends everyday function with elevated finishes. With 3 bedrooms, 2.5 baths, a double attached garage, and a rear wood deck, this plan is built for modern family living and easy entertaining. A grand entryway makes a great first impression, paired with an oversized front closet that keeps coats, boots, and gear out of sight. At the back of the home, the mudroom with built-in locker creates the perfect drop zone for backpacks and busy routines. The main floor is designed around connection, with a centralized kitchen that links the living and dining areas so you can cook, visit, and relax in one open, welcoming space. The gourmet kitchen upgrade is the showpiece: full-height cabinetry, quartz countertops, two sets of pot & pan drawers, and a statement chimney hood fan framed by open shelving and finished with a tile backsplash to the ceiling. The premium KitchenAid appliance package includes a built-in wall oven & microwave, 5-burner gas cooktop, French door/bottom freezer fridge, and dishwasher. An oversized island is highlighted by upgraded matte black pendant lighting, and a smart walk-through pantry keeps clutter tucked away and grocery days simple. Luxury vinyl plank flooring spans the main level, with upgraded windows and an electric fireplace adding warmth. Upstairs, the thoughtful plan continues. A vaulted bonus room becomes your private family hub—movie nights, a kids' lounge, or a quiet retreat away from the main level. Second-floor laundry is centrally located to simplify day-to-day life. The front kids' wing features two spacious secondary bedrooms with easy access to the family bath, while the primary suite is a true escape with a large walk-in closet and a spa-inspired 5-piece ensuite with generous vanity space and storage. Outside, enjoy summer evenings and weekend BBQs on your rear ...

Living room 14.00 Ft x 13.75 Ft  
 Dining room 11.00 Ft x 10.25 Ft  
 Kitchen 14.92 Ft x 9.50 Ft  
 2pc Bathroom 3.00 Ft x 8.33 Ft  
 Bonus Room 12.00 Ft x 14.42 Ft  
 Primary Bedroom 12.67 Ft x 11.50 Ft

5pc Bathroom 8.75 Ft x 13.25 Ft  
 Bedroom 10.00 Ft x 11.75 Ft  
 Bedroom 10.00 Ft x 10.67 Ft  
 4pc Bathroom 8.50 Ft x 5.00 Ft  
 Laundry room 5.42 Ft x 6.00 Ft

Listing Presented By:



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