



496 MONTEREY Drive High River Alberta

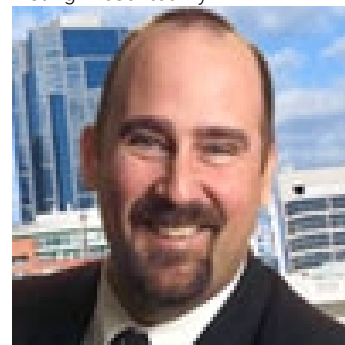
\$725,000

Welcome to Montrose, High River's most sought-after community, where modern design, family-focused living, and an abundance of parks, pathways, and green space come together. This impressive Renshaw model offers 2,447 sq. ft. of thoughtfully designed above-grade living space, with four bedrooms upstairs, a main floor office, oversized bonus room, and an extended double attached garage, all set on a 4,252 sq. ft. lot. From the moment you step inside, the home feels bright, open, and inviting. The main floor offers over 1,000 sq. ft. of functional living space designed around everyday life and effortless entertaining. At the heart of the home, the centrally positioned kitchen features a large island, generous prep space, and excellent storage while flowing seamlessly into the dining and living areas. An impressive wall of windows across the rear of the home fills the space with natural light, while a cozy fireplace anchors the living room and creates a warm gathering place for family and friends. A dedicated main-floor office provides the ideal setup for working from home, studying, or additional flex space. Upstairs, more than 1,440 sq. ft. provides an exceptional family friendly layout with all four bedrooms conveniently located on one level. The spacious primary retreat offers a comfortable place to unwind, complete with a walk-in closet and large five piece ensuite. Three additional bedrooms provide plenty of room for children, guests, or additional workspace, while the massive 19'2" x 17'4" bonus room creates a second living area perfect for movie nights, a playroom, or watching the big game. A dedicated upper floor laundry room adds another layer of everyday convenience. The unfinished basement provides an incredible opportunity to add even more living space and customize the home to suit your needs. Oversized above grade windows bring an abundance of natural light...

Bonus Room 19.17 Ft x 17.33 Ft
Laundry room 5.92 Ft x 7.17 Ft
Primary Bedroom 11.92 Ft x 13.00 Ft
Bedroom 11.58 Ft x 9.25 Ft
Bedroom 11.58 Ft x 9.25 Ft
Bedroom 9.92 Ft x 9.25 Ft

5pc Bathroom 10.75 Ft x 13.58 Ft
Kitchen 9.25 Ft x 19.00 Ft
Living room 13.00 Ft x 15.25 Ft
Dining room 13.00 Ft x 11.92 Ft
Office 8.08 Ft x 7.58 Ft
2pc Bathroom 6.42 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.calgaryhouseguide.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

