



# 502 Montana Bay High River Alberta

\$599,900

This immaculate semi-detached bungalow offers 2387.72 sq.ft. of beautiful developed living space in the desirable community of Montrose! You're greeted with an east facing front porch with views of Montrose Pond. This home has a large entrance to the open concept main floor with tons of upgrades including quartz counter tops, luxury vinyl plank flooring, vaulted ceiling, and ceiling fans. The spacious primary bedroom features lots of natural light, a walk-in closet and the 5 piece ensuite includes quartz counter tops, double sinks, private water closet, soaker tub and a walk-in shower. Also on the main level is a 2 piece guest bath, laundry room (washer, dryer, pedestal washer and pedestal storage included), utility room (yes on the main level) and mud room to the double attached garage that is totally finished - insulated, drywalled, primed, painted with knockdown ceilings. The upgraded kitchen offers quartz counter tops, high end stainless steel appliances, corner pantry and center island. The living room features vaulted ceilings and a cozy fireplace with mantle. The dining area has sliding doors leading to the covered deck and out to the gorgeous yard that features trees, fruit trees, shrubs, flowers, gardens, patio, and a storage shed with solar power matches the house. A relaxing place to sit back as you enjoy your beautiful yard and views of Montrose Pond. The basement is fully finished with permits and features a family room with a feature wall and fireplace, the 2nd bedroom includes a great sitting area, perfect for reading and studying. Also on this level is a 4 piece bath, a huge office area, a hobby room for the artistic person and a tool/storage room that includes a bench and shelving. This desirable community offers pathways, playgrounds, parks, a beautiful pond and is close to schools, shopping, hospital and restaurants. You can have the best of both...

- Other 8.33 Ft x 8.67 Ft
- Family room 12.50 Ft x 13.25 Ft
- Bedroom 8.67 Ft x 8.75 Ft
- Other 4.08 Ft x 8.58 Ft
- Other 8.67 Ft x 8.92 Ft
- Office 10.33 Ft x 11.83 Ft

- Living room 11.17 Ft x 13.00 Ft
- Dining room 9.08 Ft x 9.17 Ft
- Primary Bedroom 11.33 Ft x 13.00 Ft
- Other 4.58 Ft x 6.25 Ft
- Other 6.42 Ft x 6.75 Ft
- Laundry room 5.83 Ft x 5.92 Ft

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Listing Presented By:



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Century 21 Foothills Real Estate

### RE/MAX Realty Professionals

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Storage 7.42 Ft x 15.83 Ft

Storage 4.00 Ft x 9.00 Ft

4pc Bathroom 5.42 Ft x 9.58 Ft

Kitchen 9.00 Ft x 13.17 Ft

Furnace 5.33 Ft x 5.83 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

5pc Bathroom 9.17 Ft x 10.25 Ft