



# 537 Montana Bay High River Alberta

\$649,900

Welcome to this wonderful opportunity of Home Ownership in the most sought out Community of Montrose. Montrose is known for it's close proximity to all Amenities, Schools , Parks, Playgorunds, Grocery and access to all main highways. This House with 2620 sqft of Living Space is a Gem with FINISHED BASEMENT WITH SEPARATE ENTRANCE. This fully upgraded house comes with CENTRAL AIR CONDITIONER, FINISHED BASEMENT, WELL MAINTAINED BACKYARD WITH HUGE DECK and lot more to explore. As you enter through the house, you are welcomed with Open space which leads to the huge Living area and Dinning space with lot of natural light. Upgraded Kitchen comes with Chef inspired Stainless steel appliances, pot lights, Quartz countertops, a pantry and a huge Island. Laundry area comes with extra storage which leads to the huge DOUBLE ATTACHED GARAGE. Half bathroom on the main floor completes this level. As you step out through the back door there is a HUGE DECK with railing which leads to the well maintained backyard with lot of upgrades. Upper Floor Boasts with HUGE MASTER BEDROOM with its own 5PC ENSUITE BATH & LARGE WALK IN CLOSET. Additional 2 good size bedrooms with another common bathroom, a huge BONUS AREA completes the Upper floor. FINISHED BASEMENT comes with a SEPARATE ENTRANCE, a Bedroom, a bathroom, a large living area/ Rec room, Office space and lot of storage. This home harmoniously combines functionality, style, and location, making it a perfect sanctuary for those seeking a blend of modern living and timeless charm. Don't miss this out as this is not going to last longer... (id:6769)

3pc Bathroom 7.08 Ft x 6.08 Ft

Bedroom 13.00 Ft x 8.58 Ft

Den 10.08 Ft x 7.33 Ft

Recreational, Games room 25.83 Ft x 11.42 Ft

2pc Bathroom 2.92 Ft x 7.08 Ft

Dining room 9.83 Ft x 9.83 Ft

Foyer 7.67 Ft x 5.83 Ft

Kitchen 10.00 Ft x 12.58 Ft

Living room 17.00 Ft x 12.17 Ft

Furnace 6.25 Ft x 8.00 Ft

4pc Bathroom 5.08 Ft x 8.42 Ft

5pc Bathroom 13.83 Ft x 11.08 Ft

Bedroom 12.42 Ft x 12.17 Ft

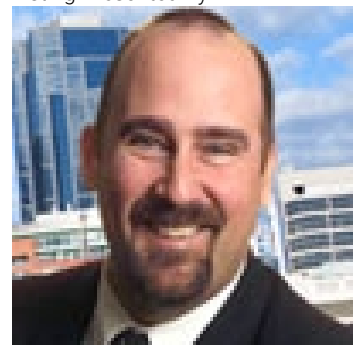
Bedroom 12.42 Ft x 9.83 Ft

Family room 10.75 Ft x 12.42 Ft

Primary Bedroom 13.08 Ft x 12.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
PREP REALTY

**RE/MAX Realty Professionals**

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

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

Laundry room 6.50 Ft x 5.33 Ft

Other 9.25 Ft x 6.00 Ft