

# **\$689,500 - 1605 Montgomery Close Se, High River**

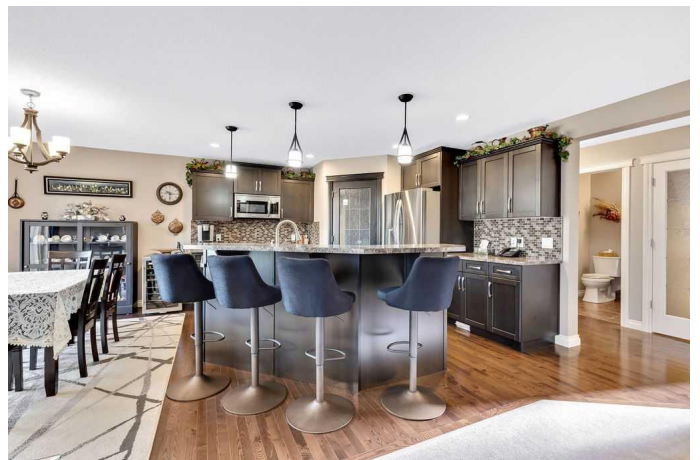
MLS® #A2210398

**\$689,500**

3 Bedroom, 4.00 Bathroom, 1,970 sqft  
Residential on 0.11 Acres

Montrose., High River, Alberta

This immaculate home has been meticulously cared for and enjoyed. The spacious entry has a walk-in closet and views of the lovely staircase to the upper level. The main floor is open layout with living room, kitchen and dining for entertaining and daily living with a large pantry, plenty of counterspace, attractive gas fireplace and patio doors to the fully landscaped rear yard. There is an upgraded 2-piece bath on the main and laundry with cabinetry above. The bonus room with vaulted ceiling and large east facing windows will be a family favorite room. The staircase is split to the bedroom area with two good size bedrooms, a 4-piece bath and a large master with walk in closet and 5-piece ensuite. The basement is a great living area with wet bar with wine racks and a recreation room for TV viewing (Rec room is large enough to accommodate a pool table). There is an additional basement room with a window that could be set up as a sleeping area for guests as there is also a full 4-piece bath in the basement. The rear yard is designed for outdoor living & entertaining with multiple decks, gazebo, wood burning and propane fireplaces and attractive landscaping. The attached double garage is customized with sturdy, organized storage, shelving, workbenches and toolboxes. Attractive front landscaping lends to the curb appeal of this property. The amenities of High River are close by, and the community of Montrose features attractive walkways and a park like



setting. This could be your new home to enjoy for years to come - a must to view.

Built in 2010

### Essential Information

MLS® #	A2210398
Price	\$689,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,970
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1605 Montgomery Close Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	40
Zoning	TND

## Listing Details

Listing Office	RE/MAX Southern Realty
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