

# \$699,800 - 1514 Monteith Drive Se, High River

MLS® #A2216389

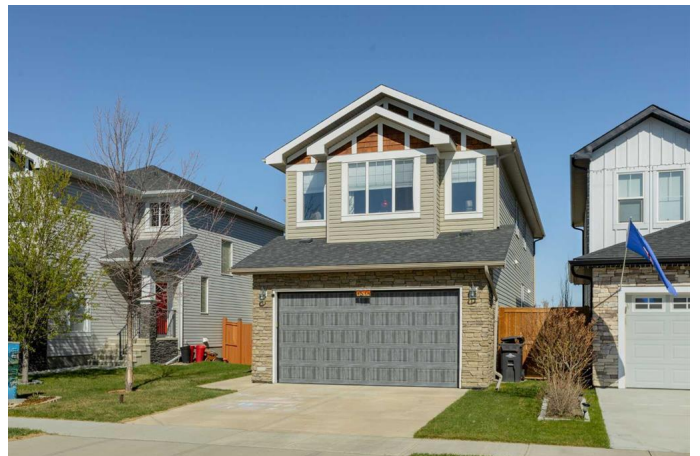
**\$699,800**

3 Bedroom, 4.00 Bathroom, 2,274 sqft

Residential on 0.09 Acres

Monteith, High River, Alberta

Welcome to your stunning 2-storey walkout, perfectly positioned on a tranquil greenspace in the heart of Montrose! With over 3,200 sq ft of developed living space, this beautifully maintained home blends elegance, comfort, and unbeatable location for the ultimate lifestyle upgrade. From the moment you step into the grand foyer, you'll be greeted by soaring vaulted ceilings, sun-drenched spaces, and warm, inviting tones. The open-concept main floor showcases gleaming hardwood floors and a spacious living room featuring a cozy gas fireplace with a rustic tile surround—perfect for relaxing evenings in. The kitchen is a dream come true for home chefs: sleek countertops, an oversized island with seating, loads of prep space, and plenty of cabinetry to store all your kitchen gadgets. The adjacent dining area is ideal for entertaining and offers stunning views of the greenspace beyond. Step outside to your private deck and soak in the peaceful natural setting—including a meandering creek—right in your own backyard. It's the perfect spot for morning coffee or evening wine. A private home office, mudroom, and a stylish 2-piece powder room complete the main floor. Upstairs, your spacious primary retreat offers a true escape with a huge walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a spa tub, separate shower, heated floors and private walk in closet. Two more generous bedrooms, an upper laundry room, a 4-piece bath, and a



bright bonus room offer tons of flexibility for family living. The fully finished walkout basement adds an additional 955 sq ft of living space, including a massive rec roomâ€”ideal as a teen hangout, media space, or games areaâ€”plus a full 3-piece bath, ample storage, and utility space. From here, walk out to your beautifully landscaped, fenced backyard and enjoy a quiet evening surrounded by nature. Additional features include heated bathroom floors and air conditioning, plus for parking there is a double attached garage, with electric heat plus driveway parking, and direct access to walking trails. Montrose offers unmatched convenience with nearby grocery stores, restaurants, coffee shops, medical centres, schools, and recreation facilities. This move-in-ready gem has it allâ€”style, space, and serenity. Donâ€™t waitâ€”book your private showing today!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216389    |
| Price          | \$699,800   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,274       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1514 Monteith Drive Se |
| Subdivision | Monteith               |

|             |                  |
|-------------|------------------|
| City        | High River       |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 0B6          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Built-in Features |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Built-In Oven                 |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Entrance, Private Yard   |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 30            |
| Zoning         | TND           |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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