

\$839,900 - 1415 Montrose Terrace Se, High River

MLS® #A2221706

\$839,900

5 Bedroom, 4.00 Bathroom, 2,731 sqft

Residential on 0.13 Acres

Montrose., High River, Alberta

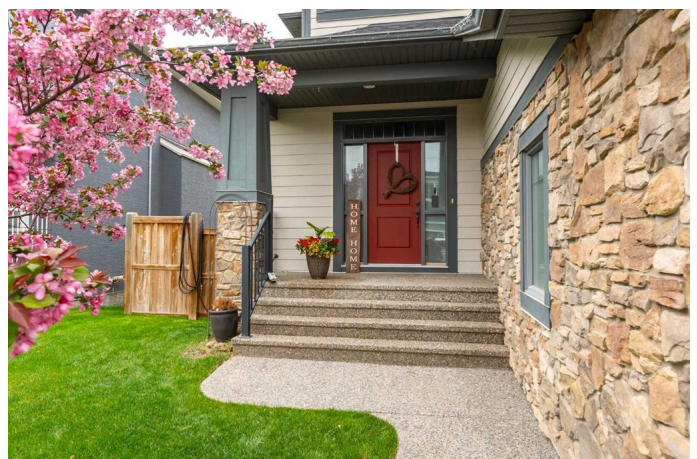
Fully finished 2731 square foot walkout family home on Montrose Terrace. This home has a lovely location backing onto a small park and pond, and the quality and condition of the property are excellent. The kitchen is large with plenty of cupboards and counter space and a big walk-in pantry, and the main floor also has an office and a large foyer. Coming in from the garage is a big practical mudroom with built-in cabinets and a walk-in closet. Upstairs there is a laundry room with counters, cabinets and a sink, and there are four bedrooms upstairs plus a fifth on the walkout level. Also on the walkout level is a spacious and bright family room and a hobby room. There is a charming kids playroom built in under the staircase. All primary rooms overlook the backyard, park and waterway. Features of this property include custom built-in cabinets throughout, engineered hardwood on the main floor, central air conditioning, dual furnaces, water softener, built-in vacuum, Hunter Douglas blinds, Hardie board exterior and exposed aggregate concrete. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2015

Essential Information

MLS® # A2221706

Price \$839,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,731
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1415 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Canal Front

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	21
Zoning	TND

Listing Details

Listing Office	RE/MAX Southern Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.