

109 Monterey Place SE  
 High River, Alberta

MLS # A2253958



**\$624,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Montrose                              |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 1,704 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway      |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Pie Shaped Lot |               |                  |

|                    |                                                                                                                                       |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                                                            | <b>Zoning:</b>    | TND |
| <b>Foundation:</b> | Poured Concrete                                                                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                   |                   |     |

Full landscaping now included! (sod on front and back with mulch on the sides) Ready for immediate possession! This 1705 sq. foot 3-bedroom family home is located on a pie-shaped lot in a quiet cul-de-sac with a West-facing backyard. The main floor of this home has a stunning kitchen that includes quartz counters, an eating bar, stainless steel appliances, built-in microwave, and a spacious pantry. This level also features a convenient main floor pocket office, mud room, dining room, and cozy living room. A beautiful spindle railing leads the way to the upper level that has 3 bedrooms including the spacious primary with a walk-in closet and 4-piece ensuite. Upstairs also a family room and laundry room. The bright and airy basement has a 9' foundation height. Extras include an added window in the stairwell, upgraded lower kitchen and bathroom cabinetry, upgraded quartz countertops throughout, tile shower in the ensuite, triple pane windows, and an exterior gas line for a future BBQ. Close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour. Agents please see private remarks