\$729,900 - 1622 Montrose Terrace, High River

MLS® #A2206782

\$729,900

4 Bedroom, 4.00 Bathroom, 2,221 sqft Residential on 0.14 Acres

Montrose., High River, Alberta

This pristine, like new home is situated on the quiet cul-de-sac of Montrose Terrace with backyard access to beautiful walking trails, ponds and only a short distance to the vibrant downtown core of High River. It boasts over 3100 square feet of luxury living. An open concept floor plan is maintained throughout office/flex room off the foyer, gorgeous living/great room with newly tiled fireplace. A dream kitchen with high-end stainless-steel appliances, granite countertops, new back splash, large pantry, and an island breakfast bar. Dining area access to the new composite 12 x 16 foot deck (2023) with gas hook up for your barbequing convenience. A powder room on the main level as well as the laundry room which is off the mudroom, and accesses the double attached garage (22x20 feet) which is insulated, drywalled and painted. Upstairs greets you with a gorgeous bonus room subtly giving privacy to the primary suite with a five piece ensuite, double vanity, and good size walk in closet. The two additional bedrooms are spacious and offer good comfort, along with a four piece main bathroom. Basement was newly developed in 2022 offering a cozy recreation/games room featuring a wet bar complete with wine fridge, a small gym area for exercising, a three piece bathroom, and a fourth bedroom currently used for crafts. Lots of storage space. Property is nicely fenced, has exposed aggregate concrete front driveway, and enjoys lovely landscaping. Upgrades over the past 5 years include:







interior and garage painted in a neutral palette, basement fully developed, fireplace surround and kitchen back splash, new high end flooring and carpet throughout, air conditioner, water softener, sump pump, garage door opener, LG Stainless Steel Fridge with water and ice (2025), composite deck, cement pad and garden boxes, fencing, shed, gas line to BBQ, stone patio at front of house, exterior trim painted, landscaping including custom stone patio for firepit, perennial garden beds, shrubs and bushes. AN ABSOLUTE TREASURE AND A PLEASURE TO SHOW!! No sign on property.

Built in 2008

Essential Information

MLS® # A2206782 Price \$729,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,221 Acres 0.14

Year Built 2008

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 1622 Montrose Terrace

Subdivision Montrose.
City High River

County Foothills County

Province Alberta
Postal Code T1V 0B5

Amenities

Parking Spaces 4

Parking Double Garage Attached, Insulated, Aggregate

of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open

Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Suspended

Ceiling

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer,

Water Softener, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit

Lot Description Back Yard, City Lot, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning TND

Listing Details

Listing Office RE/MAX House of Real Estate

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