

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

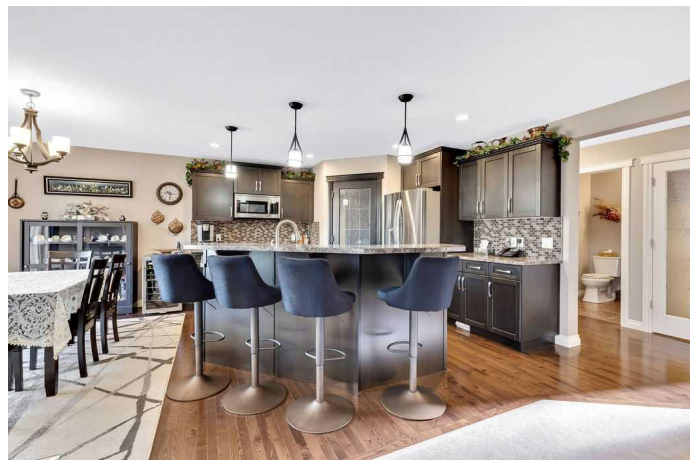
MLS® #A2210398

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

|                 |                                       |
|-----------------|---------------------------------------|
| 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 | 23               |
| Zoning         | TND              |

## Listing Details

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

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