

# \$724,200 - 310 Montrose Crescent Se, High River

MLS® #A2242282

## \$724,200

3 Bedroom, 3.00 Bathroom, 1,943 sqft  
Residential on 0.09 Acres

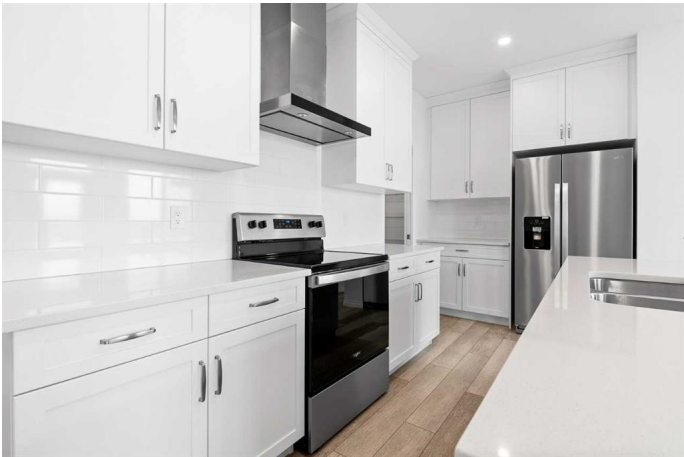
Montrose., High River, Alberta

Escape the hustle and bustle of city life and discover the charm of Montrose in High River—just 30 minutes from Calgary. This beautifully designed front-drive home backs onto a green space with a scenic pond, offering peaceful views right from your spacious rear wooden deck.

With 1,944 sqft of thoughtfully designed living space, the open-concept main floor features a gourmet kitchen with a large island, perfect for entertaining. The winged bedroom layout ensures privacy, while the upstairs bonus room offers a cozy space for family time.

Enjoy the convenience of nearby shopping, dining, and parks—all within walking distance. Whether you're looking to connect with neighbours or unwind in nature, this home offers the perfect balance. \*Photos are representative and may differ from the final product.

Built in 2025



### Essential Information

MLS® #	A2242282
Price	\$724,200
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,943
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	310 Montrose Crescent Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0L1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Yard, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	July 22nd, 2025
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Days on Market	3
Zoning	TBD

**Listing Details**

Listing Office	Bode Platform Inc.
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