\$699,999 - 311 Monterey Place Se, High River

MLS® #A2242822

\$699,999

5 Bedroom, 4.00 Bathroom, 1,996 sqft Residential on 0.12 Acres

Montrose., High River, Alberta

Welcome to 311 Monterey Place SE in beautiful High River, Alberta, where the pace is slower, the skies are wider, and the backyard views are downright dreamy. This warm and welcoming 2-storey home offers nearly 3,000 square feet of thoughtfully developed living space.

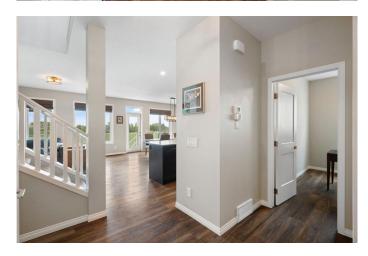
Step inside and you're greeted by a spacious, open-concept main floor featuring a modern kitchen with quartz counters, loads of counter space, and a walk-in pantry to keep everything tucked away. The dining area flows beautifully into the living room, where a cozy gas fireplace sets the tone for family nights or lazy Sundays. Just around the corner, but cleverly tucked away for privacy, is a main floor office, perfect for those who work from home or need a quiet retreat.

Upstairs, you'll find three generously sized bedrooms, a bright bonus room, and a thoughtfully designed full bathroom with a double vanity (so yes, no more morning sink battles). The primary suite is your peaceful getaway, complete with beautiful ensuite with a soaker tub and walk-in closet. A dedicated laundry room upstairs, which if you've got a family, you know how important a full room for laundry is!

The sunshine basement is fully finished and fabulously functional with a fourth bedroom, full bathroom, rec room, and a stylish wet bar area. Large basement windows bring in tons of







light, making it feel like anything but a basement. This basement could be turned into a walkout by installing a door where the windows are near the wet bar!

Outside, the west-facing pie-shaped backyard backs onto open farmland leased by a local farmer, giving you peaceful prairie views and the kind of backyard most people only dream of. The home also features A/C to keep you cool in the summer and warm in the winter, plus gorgeous trim lighting that adds a little sparkle year-round. And for those who like their winters toasty, the double attached garage is already equipped with a heater, because stepping into a warm car on a cold Alberta morning? That's living the dream.

This is the kind of home that just feels good, inside and out. Come take a look and see why life is better in High River.

Built in 2021

Essential Information

MLS® # A2242822 Price \$699,999

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,996 Acres 0.12

Year Built 2021

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 311 Monterey Place Se

Subdivision Montrose.

City High River

County Foothills County

Province Alberta
Postal Code T1V 0H6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In

Closet(s), Bar, Double Vanity, High Ceilings, Pantry, Quartz Counters,

Sump Pump(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Central Air Conditioner, Bar Fridge, Garage Control(s), Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Dog Run, Other

Lot Description Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,

Cul-De-Sac, Dog Run Fenced In

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market 97
Zoning TND

Listing Details

Listing Office Real Broker

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