

# \$789,900 - 307 Monterey Place Se, High River

MLS® #A2246735

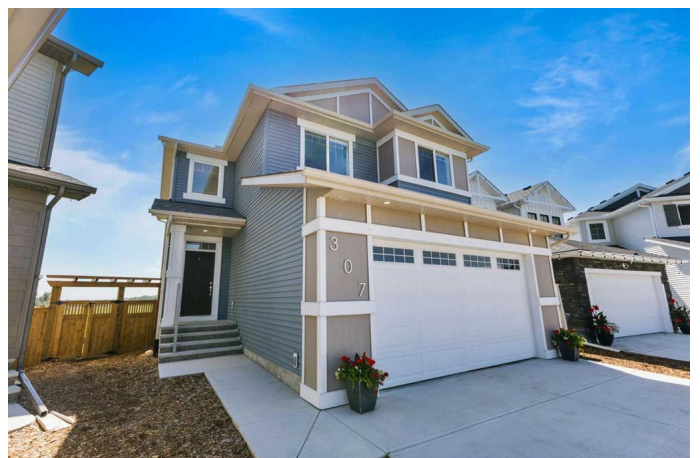
**\$789,900**

4 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.11 Acres

Montrose., High River, Alberta

This is a rare opportunity to own a stunning turnkey home with over \$200,000 in premium upgrades. Built in 2023 and still under structural warranty, this 2,875 sq. ft. fully developed home offers 180-degree panoramic views, S/SW exposure, and NO rear neighborsâ€”perfect for enjoying warm sunlight, MOUNTAIN VIEWS, and breathtaking sunsets. The main floor features a chefâ€™s kitchen with upgraded appliances, including a GAS cooktop, built-in microwave, WALL OVEN, and a BUTLER'S pantry ideal for a coffee bar. A spacious mudroom with BUILT-IN lockers and a walkthrough pantry, along with a main floor OFFICE, add to the homeâ€™s thoughtful design. Upstairs, youâ€™ll find a BONUS room (convertible to a 5th bedroom if needed), upper-floor laundry, and a luxurious primary suite with a 5-piece SPA-like ensuite, including a soaker tub, dual sinks, OVERSIZED stand-up shower, and walk-in closet. Two additional bedrooms complete the upper level. The fully developed basement boasts 9â€™ ceilings, a large recreation room, a 4th bedroom, a 4-piece bathroom, and ample storage. Outdoor living is exceptional with a PROFESSIONALLY landscaped pie-shaped lot, a 3-tiered deck system, CEDAR PERGOLA, 7â€™ high dry storage, BBQ gas line, and a FULLY FENCED yard with cedar mulch beds. Additional features include custom honeycomb blinds, A/C, sun shades, hot tub wiring, and a fully insulated and drywalled garage. You



couldnâ€™t rebuild this home with these extras for anything near this price! Move in and enjoy this exceptional home today! ASK FOR THE FEATURE UPGRADE LIST! Come see the view and stay for the LIFESTYLE! High River is a small town only 9 min from Okotoks and 26 min to Calgary - with ALL the big city amenities including a hospital. Tons of community events, parades, festivals, and more. It's the place you will want to call home. Book for a tour.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246735    |
| Price          | \$789,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,047       |
| Acres          | 0.11        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 307 Monterey Place Se |
| Subdivision | Montrose.             |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V 0H6               |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 4                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front, |

|              |           |
|--------------|-----------|
|              | Oversized |
| # of Garages | 2         |

## Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Gas, Great Room                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                  |

## Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private, Other |
| Roof              | Asphalt Shingle                                                                                                                                              |
| Construction      | Cement Fiber Board, Vinyl Siding, Wood Frame                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 15               |
| Zoning         | TND              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.