

\$644,900 - 1619 Montgomery Close Se, High River

MLS® #A2246812

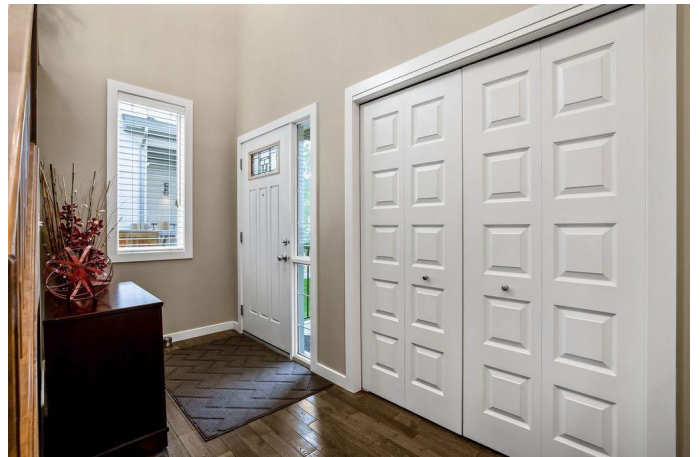
\$644,900

4 Bedroom, 4.00 Bathroom, 1,961 sqft

Residential on 0.10 Acres

Montrose., High River, Alberta

Just what you've been looking for! A fully finished 2 story home in the coveted community of Montrose. This 4 bedroom, 3.5 bathroom home boasts 2784sq/ft of finished living space. Once inside the first thing you will notice is the sprawling hardwood throughout the entire main floor. Next up is the custom kitchen with gorgeous cabinetry, paired with dark granite counter tops and stainless steel appliances. This customized kitchen has a built-in microwave, built-in oven, and gas range with a chef's hood fan. Adjacent to the kitchen is the generously sized living room with gas fireplace and large window looking out over the beautiful backyard. At the rear is the dining area that conveniently steps out onto the deck which has a gas line for BBQing. The main floor also has a mudroom from the garage, paired with the laundry area and a 2pc powder room. As you walk upstairs to the second level you walk right into the bonus room which separates the 2 spare rooms at the front and the master retreat at the rear. Both spare bedrooms are identical in size and are right next to the 4pc main bathroom. At the rear you will find the large master bedroom featuring a barn door which leads to the 5pc ensuite bathroom, complete with dual vanities, soaker tub and stand alone shower. There is also a walk-in closet and custom fitted window shutters for the total package. You will sleep soundly even on the warmest of summer nights as this home has central air conditioning to keep you cool at bedtime. The fully finished



basement features a large family/rec room, a fourth bedroom and an additional 4pc bathroom for guests or teenagers. The community of Montrose has vast walking paths around the canal system, park for tots, tennis courts and is walking distance to Co-op and other shopping centres. You will want to book your private viewing immediately so you can make this property Your Home, Your Castle!

Built in 2013

Essential Information

MLS® #	A2246812
Price	\$644,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1619 Montgomery Close Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Century 21 Foothills Real Estate
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