

\$819,000 - 307 Monterey Place Se, High River

MLS® #A2237368

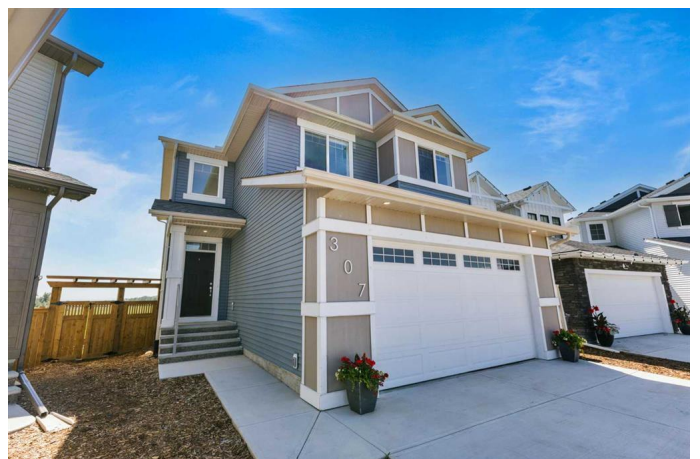
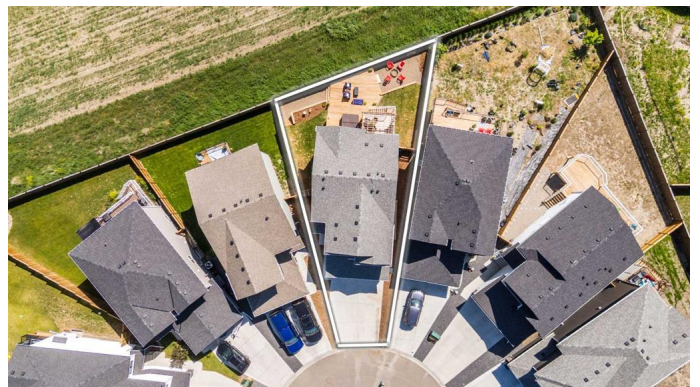
\$819,000

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 neighbors—perfect for enjoying warm sunlight, mountain views, and breathtaking sunsets. The main floor features a chef'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 home's thoughtful design. Upstairs, you'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 9' 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, 7' 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 couldn't rebuild this home with these



extras for anything near this price! Move in and enjoy this exceptional home today! ASK FOR THE FEATURE LIST!

Built in 2022

Essential Information

MLS® #	A2237368
Price	\$819,000
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	Double Garage Attached, Concrete Driveway, 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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
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, Private Entrance, Private Yard, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Other, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	23
Zoning	TND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.