

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

MLS® #A2246812

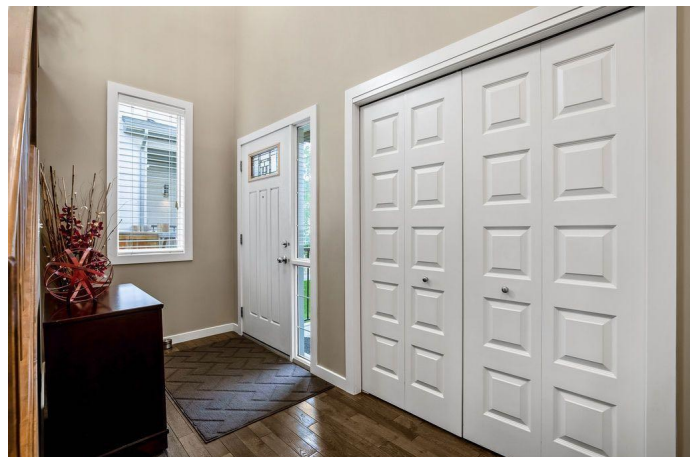
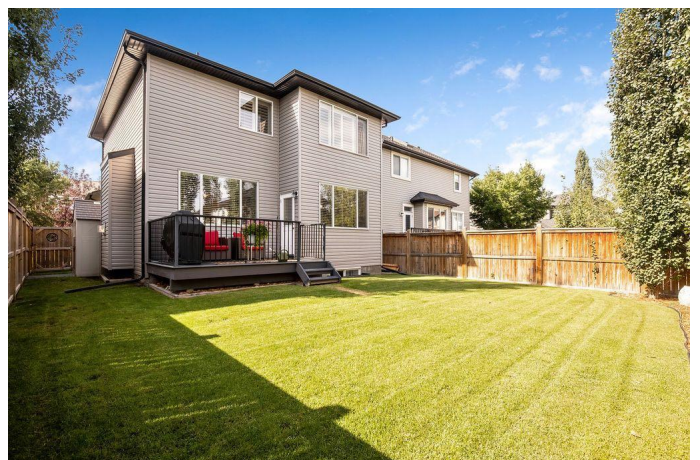
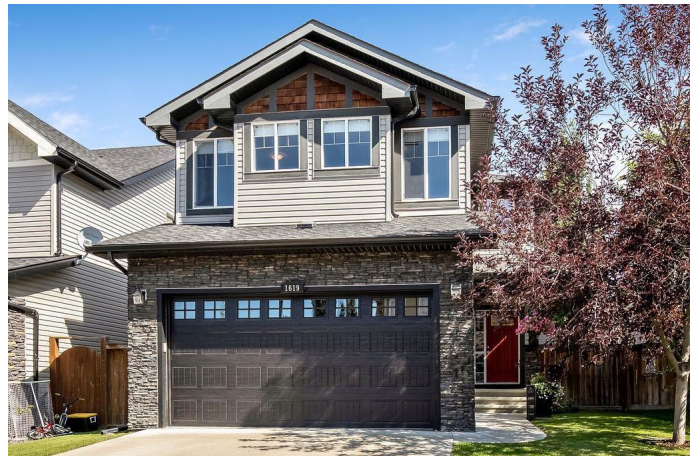
**\$644,900**

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 to 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 | 5                |
| Zoning         | TND              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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