

# \$799,900 - 303 Monterey Place Se, High River

MLS® #A2207991

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,016 sqft  
Residential on 0.12 Acres

Montrose., High River, Alberta

OPEN HOUSE SUN APRIL 6th 1-4 PM.  
Check out the 3D Tour! Welcome to your dream haven, offering 2,720 sq ft of total developed living space where elegance meets comfort in the heart of High River. Newly constructed in 2023, this gem stands as a testament to meticulous design and contemporary craftsmanship. Enter to discover an abundance of upgradesâ€”\$147,200 in totalâ€”throughout this stylish living space, complete with four plush bedrooms and three and a half baths. The heart of the home is an open-concept kitchen designed for culinary creativity. Featuring sleek quartz countertops, state-of-the-art appliances, and a spacious accessible pantry, this kitchen doesnâ€™t just dazzle; it also simplifies your day-to-day with its smart layout and ample storage. Adjacent to the kitchen, the living areas flow effortlesslyâ€”the dining area waits to host your dinner parties, while the living room, with its large energy-efficient windows, frames the majestic mountain views like living art. Not to be overlooked, the flex room offers a versatile space that can adapt to various needs, whether as a home office, craft room, or recreational area. On the upper floor, the soothing ambiance of the primary bedroom awaits. Imagine waking up every day to serene, unobstructed mountain vistas. The ensuite, akin to a spa retreat, features a stand-alone tub, a walk-in shower, and a generous walk-in closet, offering a daily dose of luxury and relaxation. Also on this level are



two more bedrooms, a spacious bonus room, a full bath, and a conveniently located laundry room—adding ease to household maintenance. But wait, there’s more! The finished basement with 9 ft ceilings and sunshine windows serves as a multi-functional space complete with an additional bedroom and an entertainment area perfect for movie nights or cheering on your favorite team. Outdoor living is just as grand, with a custom large outdoor space overlooking a pie-shaped lot. It’s the perfect backdrop for watching the sunset paint the sky as you unwind from your day. And let’s talk about location—nestled in the charming community of High River, this home offers not only tranquility and breathtaking views but also easy access to local amenities, ensuring you have everything you need right at your fingertips. Situated between two elementary schools, a future school development that’s a 5-minute walk, and a mere 10-minute walk to the local high school, this home is ideal for families with children of all ages. Packed with thoughtful upgrades and offering a quality of build that’s second to none—this house isn’t merely a place to live. It’s a place to love, to laugh, to grow. Ready to step through the door? Your new home awaits, where every day feels like a staycation.

Built in 2023

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2207991  |
| Price          | \$799,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,016     |

|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 303 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, Insulated |
| # of Garages   | 2                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Tile   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle   |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 1               |
| Zoning         | TND             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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