

# \$789,900 - 303 Monterey Place Se, High River

MLS® #A2207991

**\$789,900**

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

Montrose., High River, Alberta

OPEN HOUSE: Saturday, April 26th.  
1:00-4:00PM. Welcome to this exquisitely crafted Montrose home with over 2700 sq ft of fully developed luxury living space on a pie-shaped lot with a west backyard and stunning rural and mountain views. Newly constructed in 2023 with all the upgrades, there is new home warranty, and much more such as a massive custom deck, and most of the fencing and landscaping completed. With a total of four bedrooms and a main floor den, there are 3.5 bathrooms, upper family/bonus room, upper floor laundry, youâ€™ll also appreciate the professionally finished basement with large sunshine windows and 9 foot ceilings. A gorgeous open-concept kitchen features quartz countertops, a huge island, top of the line stainless steel appliances, a walk-through pantry and 4 custom lockers in the mudroom from the garage. The living room features a cozy gas fireplace, and the oversize windows and patio door are dressed with custom window coverings. Note the dining room cabinet can also be included. The main floor office is a great flex space to be used as a formal dining room, a playroom, music room or den as your family prefers. Upstairs are two good size childrenâ€™s bedrooms and an adjacent 4-piece bath. The laundry room features a pocket door and is located close to the bonus/family room. The primary bedroom is spacious for a king size bedroom set with unobstructed rural and mountain views making



nature the first and last thing you see each day. A spa style luxury ensuite bathroom boasts the upgraded features everyone desires, and there is a sizeable walk-in closet besides. The basement features a big recreation and games room with large windows, a fourth bedroom, four-piece bath, and a finished walk-in storage at the bottom of the stairs. The 22x24 garage will even keep a truck indoors and is fully insulated and drywalled. Plenty of room on the long driveway outside the garage, and plenty of street parking nearby for visitors. So many exclusive upgrades and details have been thoughtfully included in this home, so that everyone in the family has plenty of space to enjoy! Note the gemstone soffit lights for year-round ambient and seasonal lighting! Located on a small cul-de-sac with an adjacent children's playground across the street, the local parks and pathways, ponds, picnic sites and community features are also close at hand. Easy access to local amenities and shops, two elementary schools, high school, community tennis courts and more! This is a perfect home to raise your family for years to come.

Built in 2023

**Essential Information**

MLS® #	A2207991
Price	\$789,900
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), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Induction Cooktop
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	23
Zoning	TND

**Listing Details**

Listing Office	MaxWell Capital Realty
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