

# \$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

Welcome to your dream haven, an exquisitely crafted Hopewell home nestled in the heart of the picturesque community of Montrose, where elegance meets comfort amidst awe-inspiring MOUNTAIN vistas. NEWLY CONSTRUCTED, this 2023 gem shines with a STAGGERING AMOUNT of UPGRADES and provides a generous 2,720 square feet of meticulously designed living space, with FOUR BEDROOMS and FOUR BATHROOMS. Step inside and youâ€™re immediately embraced by luxury and thoughtful design. The heart of this home is an open-concept kitchen that charms with practicality and elegance. Decked out with sleek quartz countertops, top-of-the-line appliances, and a super handy walk-through pantry! This kitchen isnâ€™t just gorgeous; itâ€™s a PRACTICAL powerhouse. Flowing seamlessly from the kitchen, the dining area is waiting to bring life to your dinner parties; and the living room? Well, it offers a front-row seat to natureâ€™s artwork with its energy-efficient windows framing the MAJESTIC unobstructed mountain views. And for those who multi-task, the flex room on the main floor has the potential to house a cozy home office, craft room or even a dining room. The upper level features the TRANQUIL retreat of the primary bedroom. Start every day with serene mountain scenes right from your window, and pamper yourself in the ensuite that has a SPA like feel, featuring a standalone tub and a spacious fully tiled walk-in shower. Don't miss the conveniently



located upper laundry room! This level also houses two more bedrooms and a bonus room that is truly an extension of the primary bedroom – this space can also be enjoyed with breathtaking day and night time skies. But there’s more! The professionally finished basement features 9-FOOT CEILINGS and SUNSHINE WINDOWS, adding a splash of daylight. Here lies a multifunctional space ideal for entertainment and gatherings, complete with another bedroom and bathroom of additional living space. The home features an OVERSIZED custom large deck overlooking a large pie shaped lot, an ideal venue for complete SOUTHERN SUN or, sunset spectacles over the Kananaskis mountains. Crafted for year-round ambiance, this house features gemstone lights in the soffits – choose white for elegance or go wild with colors for every holiday! Located in an award-winning community, MONTROSE is a slice of country paradise - you have easy access to local amenities, sandwiched conveniently between two elementary SCHOOLS, a nearby future school, and just a hop, skip and a jump to the local high school – making this the perfect spot for families. Packed with personality, upgrades, and a build quality that’s hard to beat, this isn’t just a house, it’s the backdrop to your life’s most cherished memories. Ready to make a move? Your new home awaits!

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), 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	18
Zoning	TND

### **Listing Details**

Listing Office	MaxWell Capital Realty
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