

# \$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

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, fully fenced and landscaped yard with final touches of grass coming in the next few weeks. With a total of four bedrooms and a main floor den, there are 3.5 bathrooms, upper family/bonus room, upper floor laundry, you'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 children'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 childrenâ€™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   |
| Sold Price     | \$775,000   |
| 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   | Sold     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 303 Monterey Place Se |
| Subdivision | Montrose              |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V 0H6               |

### Amenities

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Internet Access, Electricity Connected, Fiber Optics Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 4                                                                                                                                                    |
| Parking        | Double Garage Attached, Insulated                                                                                                                    |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Quartz Counters                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener |
| 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 |
| Date Sold      | June 12th, 2025 |
| Days on Market | 70              |
| Zoning         | TND             |
| HOA Fees       | 0.00            |

**Listing Details**

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

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