

# \$755,000 - 609 Monterey Drive Se, High River

MLS® #A2245783

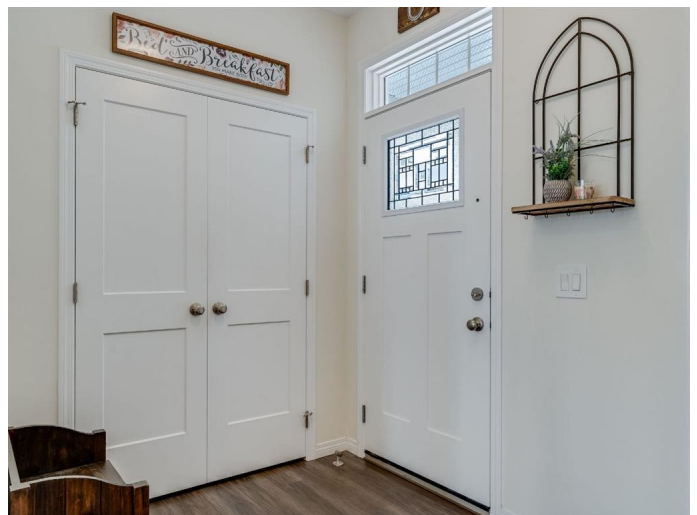
## \$755,000

4 Bedroom, 4.00 Bathroom, 2,000 sqft

Residential on 0.10 Acres

Montrose, High River, Alberta

Step into this beautifully designed Homes by Dream 2-storey home in the desirable community of Montrose, where modern features meet the tranquility of nature. Built in 2022, this home offers thoughtful design and functional space for families or investors alike. As you walk in you have a nice spacious front entry, access to a half bath, and tucked to the side, a private office! The heart of the home is the lovely white kitchen, complete with ceiling-height cabinetry, sleek finishes, quartz counters and plenty of storage, perfect for both everyday living and entertaining. Then, in the family room, is a Drolet wood burning fireplace. And enjoy central air conditioning on warm summer days. Upstairs, you'll find three generous bedrooms, a conveniently located laundry room, and a 5 piece bath, everyone gets their own sink! The primary bedroom is a great size for even a king bed and paired with that is a spacious ensuite with lots of space in the walk in closet. The studio-style illegal suite in the basement offers flexibility for extended family, guests, or future rental income (with town approval). With its own separate entrance, it's a valuable addition to this already impressive home. Outside, relax and take in the breathtaking mountain views. And because you back onto a nature reserve, you will never need to worry about backyard neighbours! There is still a new home owner warranty that can be transferred to you. Plus, soft water, air conditioning and the wood burning stove were all installed within the last



18 months. Call your favourite realtor and book a showing today!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245783    |
| Price          | \$755,000   |
| Sold Price     | \$745,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,000       |
| Acres          | 0.10        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 609 Monterey Drive Se |
| Subdivision | Montrose              |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V0H6                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Double Vanity, Vinyl Windows, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Central Air Conditioner, Microwave, See Remarks, Water Softener      |
| Heating           | Forced Air, See Remarks                                                                                                      |

|                 |                                         |
|-----------------|-----------------------------------------|
| Cooling         | Central Air                             |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Wood Burning Stove                      |
| Has Basement    | Yes                                     |
| Basement        | Full, Separate/Exterior Entry, Finished |

## Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                         |
| Lot Description   | Back Yard, Landscaped, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, No Neighbours Behind, Sloped Down |
| Roof              | Asphalt Shingle                                                                                                      |
| Construction      | Vinyl Siding, Stone                                                                                                  |
| Foundation        | Poured Concrete                                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 7th, 2025  |
| Date Sold      | August 15th, 2025 |
| Days on Market | 8                 |
| Zoning         | TND               |
| HOA Fees       | 0.00              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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