

# \$720,000 - 1405 Montrose Terrace Se, High River

MLS® #A2207913

**\$720,000**

4 Bedroom, 4.00 Bathroom, 2,293 sqft  
Residential on 0.12 Acres

Montrose., High River, Alberta

Welcome to this beautifully appointed two-storey home in the sought-after community of Montrose in High River. Developed on 200 acres on the south side of High River, Montrose offers a family-friendly environment with stellar mountain views and exceptional amenities, including a 16-acre pond, abundant pathways, parks, and green spaces. Residents enjoy proximity to schools, recreational facilities, and the conveniences of a vibrant small town. From the moment you arrive, you'll notice the inviting curb appeal and massive triple car garage (29.10 X 21.6) complete with in-floor heat, perfect for those chilly Alberta winters. Inside, warm tones and a cozy chalet-inspired design create a welcoming atmosphere, highlighted by gorgeous reclaimed wood floors and a stunning double-sided stone-faced fireplace with a mantel that anchors the main living space. The kitchen is designed with both style and function in mind, featuring granite countertops, a large island & pantry and sleek stainless steel appliances including a 3-year-old fridge, induction stove, and dishwasher. A dedicated main floor laundry room (with washer/dryer just 1 year old) adds everyday convenience. Upstairs, you'll find a bright and airy bonus room with vaulted ceiling ideal for a playroom, media space, or home office. The spacious primary suite offers a spa-like 5-piece ensuite with a soaker tub, double vanity, and an impressive walk-in closet. One of the secondary bedrooms also



boasts a walk-in closet for extra storage. This home is fully finished and wired for sound throughout, making it perfect for entertaining or cozy nights in. Enjoy summer evenings in your beautifully landscaped backyard oasis — complete with mature trees, a firepit, pergola, shed, fenced dog run, irrigation system, and tons of under-deck storage. The new covered deck with modern glass railing makes for the perfect spot to relax or host guests. Additional features include: Newer furnace (6 months old) A/C for year-round comfort Built-in VacuuFlo system and Skylight for added natural light. This is the kind of home that rarely comes available in Montrose — thoughtfully maintained, full of upgrades, and move-in ready. Don't miss your chance to see this one today

Built in 2007

### Essential Information

MLS® #	A2207913
Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,293
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1405 Montrose Terrace Se
Subdivision	Montrose.
City	High River

County Foothills County  
Province Alberta  
Postal Code T1V 0B5

### **Amenities**

Parking Spaces 6  
Parking Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Triple Garage Attached, Aggregate  
# of Garages 3

### **Interior**

Interior Features Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound  
Appliances Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Convection Oven  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Mantle, Stone, Dining Room, Double Sided  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Dog Run, Storage  
Lot Description Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025  
Days on Market 4  
Zoning TND

### **Listing Details**

Listing Office

CIR Realty

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