

\$699,000 - 1404 Montrose Terrace Se, High River

MLS® #A2220192

\$699,000

3 Bedroom, 3.00 Bathroom, 2,002 sqft

Residential on 0.14 Acres

Montrose., High River, Alberta

Beautiful Former Show Home Backing Onto Green space & Pond!!!

Immaculate 3-bedroom, 2.5-bath former show home in the desirable community of Montrose. This upgraded two-story property features a triple car garage, durable composite siding, and a brand-new composite deck with views of the pond and surrounding green space.

Inside, the open-concept main floor offers a spacious kitchen with high-end finishes and a large islandâ€”perfect for entertaining. Bright living and dining areas feature expansive windows and stylish design throughout. Upstairs, the generous primary suite includes a walk-in closet and luxurious ensuite, accompanied by two additional well-sized bedrooms and an upper level laundry room.

Loaded with premium upgrades including air conditioning, gemstone exterior lighting, and in-ground sprinklers. Enjoy year-round comfort, low-maintenance living, and exceptional curb appeal.

Located in one of High Riverâ€™s popular neighborhood Montrose, this home offers scenic views, modern amenities, and a prime location. Move-in ready!

Built in 2017

Essential Information



MLS® #	A2220192
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,002
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1404 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B4

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	5
Zoning	TND

Listing Details

Listing Office	Real Broker
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