

\$699,999 - 311 Monterey Place Se, High River

MLS® #A2242822

\$699,999

4 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.12 Acres

Montrose., High River, Alberta

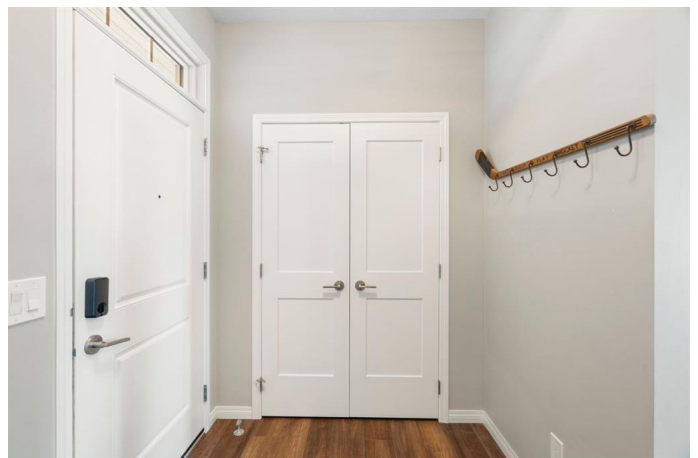
Welcome to 311 Monterey Place SE in beautiful High River, Alberta, where the pace is slower, the skies are wider, and the backyard views are downright dreamy.

This warm and welcoming 2-storey home offers nearly 3,000 square feet of thoughtfully developed living space.

Step inside and youâ€™re greeted by a spacious, open-concept main floor featuring a modern kitchen with quartz counters, loads of counter space, and a walk-in pantry to keep everything tucked away. The dining area flows beautifully into the living room, where a cozy gas fireplace sets the tone for family nights or lazy Sundays. Just around the corner, but cleverly tucked away for privacy, is a main floor office, perfect for those who work from home or need a quiet retreat.

Upstairs, you'll find three generously sized bedrooms, a bright bonus room, and a thoughtfully designed full bathroom with a double vanity (so yes, no more morning sink battles). The primary suite is your peaceful getaway, complete with beautiful ensuite with a soaker tub and walk-in closet. A dedicated laundry room upstairs, which if you've got a family, you know how important a full room for laundry is!

The sunshine basement is fully finished and fabulously functional with a fourth bedroom, full bathroom, rec room, and a stylish wet bar area. Large basement windows bring in tons of



light, making it feel like anything but a basement. This basement could be turned into a walkout by installing a door where the windows are near the wet bar!

Outside, the west-facing pie-shaped backyard backs onto open farmland leased by a local farmer, giving you peaceful prairie views and the kind of backyard most people only dream of. The home also features A/C to keep you cool in the summer and warm in the winter, plus gorgeous trim lighting that adds a little sparkle year-round. And for those who like their winters toasty, the double attached garage is already equipped with a heater, because stepping into a warm car on a cold Alberta morning? Thatâ€™s living the dream.

This is the kind of home that just feels good, inside and out. Come take a look and see why life is better in High River.

Built in 2021

Essential Information

MLS® #	A2242822
Price	\$699,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,996
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	311 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, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bar, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Bar Fridge
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Dog Run, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	86
Zoning	TND

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.