

\$797,000 - 1516 Montrose Terrace Se, High River

MLS® #A2267206

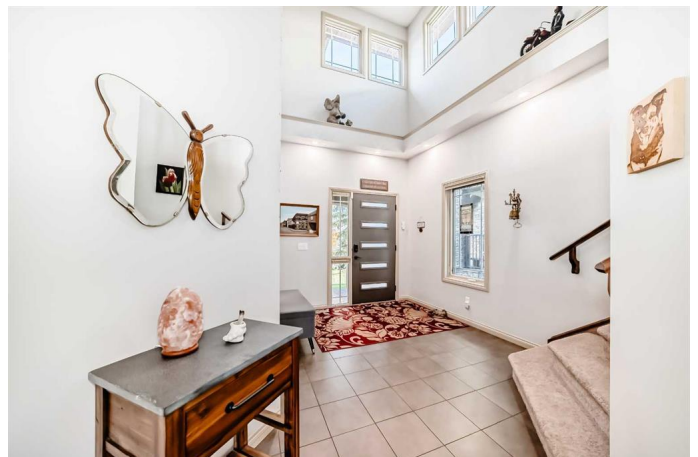
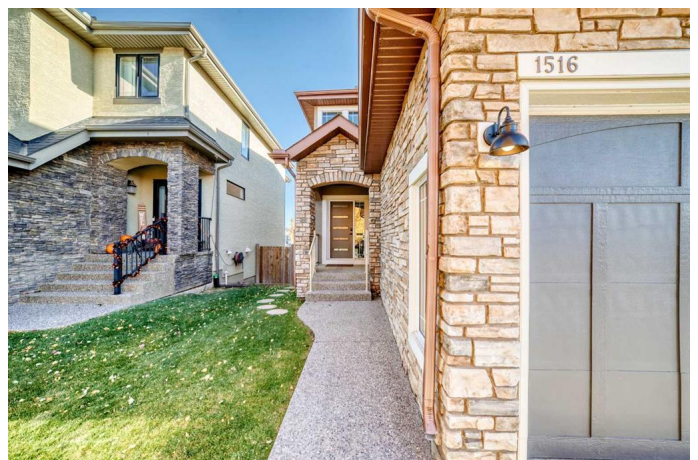
\$797,000

4 Bedroom, 4.00 Bathroom, 2,327 sqft

Residential on 0.12 Acres

Montrose., High River, Alberta

Wanting to escape the hustle of Calgary but still enjoy the charm of historic small town living, only 25 min to the city? Then check out this stunning executive 4 bed/3.5 bath two storey walk out, w/triple attached garage, backing onto a 12 acre pond & walking trails in the beautiful community of Montrose in High River! The curb appeal is the first thing to catch your eye, featuring easy care stucco & stone exterior, new overhead garage door & new contemporary front door. Upon entering the welcoming foyer, you'll love the soaring ceilings & modern farmhouse wall treatment. The generous open concept living/dining area are bathed in light from the wall of windows overlooking the serene pond. The living room features a beautiful gas fireplace with custom millwork mantle & facade, ideal for entertaining. The dining area can easily seat 8-10 people for large family dinners. Through the sliders in the dining area you'll find a large deck with space for BBQing, dining & relaxing, as well as easy access to the tiered level of the deck w/enclosed under stairs storage & fully landscaped backyard. The newly renovated kitchen features new appliances, all white cabinetry, and a large island with quartz countertop, Bosch dishwasher, built in storage and glass front doors to display your beautiful china. The induction cooktop & convection oven, range hood, granite counters & corner pantry are perfect for the gourmet in your home. The chef's kiss?? A new full butler's pantry was added in 2024, featuring



commercial grade Kitchen Aid fridge & stand up freezer, loads of cabinetry, quartz countertop & additional sink w/hot water on demand tap for the tea lover. The powder room & laundry/mudroom complete the main floor. The triple attached & heated garage is ideal for cold winters and has a ton of workspace for those who like to tinker. Upstairs you'll love the huge bonus room for movie nights with the family. The large primary suite features lots of natural light & generous walk in closet. The 5 pc ensuite features a double vanity, corner soaker tub and large one piece shower. Two good sized bedrooms & 4 pc upstairs bath w/additional linen storage complete the upper floor. The fully finished walk out lower level features an additional guest bedroom, 3 pc bath w/large glassed in shower & heated floor, a large rec room w/warm cork floors, large windows & small gas stove to keep the chill out. Outside is the peaceful level backyard features a large brick patio & BBQ gas line to set up a fire table on chilly evenings. There is plenty of grassy area for kids & fur babies alike, as well as a 12' side lot for easy access. The beautiful pond & walking trails are right out your back gate. The lovely community of Montrose welcomes you in with an original farmstead at the entrance to the community, w/large barn for event rentals & a huge community garden, yet is an easy walk or drive to shopping, restaurants and historic downtown High River. Don't miss this one!! Book a showing today!

Built in 2007

Essential Information

MLS® #	A2267206
Price	\$797,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,327
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1516 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B5

Amenities

Parking Spaces	6
Parking	Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Convection Oven, Induction Cooktop, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Zero Clearance
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Other, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	21
Zoning	TND

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.