

# \$695,000 - 513 Monterey Drive Se, High River

MLS® #A2209999

**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,826 sqft  
Residential on 0.10 Acres

Montrose., High River, Alberta

Welcome to this beautifully finished two-story home in the desirable community of Montrose, offering stunning mountain views, no neighbours behind, and a layout that truly feels like a show-home – all at an unbeatable price. With 1,827 sq ft above grade and an additional 736 sq ft of developed basement space, this home delivers on space, style, and comfort. You™ll love the 4 bedrooms and 3.5 bathrooms, ideal for growing families or anyone craving a little extra room. The main floor features stylish flooring, a convenient half bath, a laundry room, and a gorgeous kitchen complete with quartz countertops, stainless steel appliances, a kitchen island, and ceiling-height cabinetry. Soak in all the south-facing natural light as you watch *Real Housewives of New Jersey* with the mountains as your backdrop. Upstairs, you™ll find a spacious bonus room, more incredible views, and a dreamy primary suite with a large walk-in closet and a 5-piece ensuite featuring a double vanity, soaker tub, and stand-alone shower. Two additional bedrooms and a full bath complete the upper level. Downstairs, the fully developed basement boasts a cozy living room with an electric fireplace, a fourth bedroom, and a bathroom that looks like it came straight out of a magazine. Sitting on a big lot, this home is ready for your dream yard – whether it™s the ultimate garden or the world™s greatest deck. Located in Montrose, one of High River™s most sought-after communities with parks,



pathways, and quick access to amenities â€”  
this home wonâ€™t last long!

Built in 2022

### Essential Information

MLS® #	A2209999
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	513 Monterey Drive Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V0H6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Decorative, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	10
Zoning	TND

### **Listing Details**

Listing Office	CIR Realty
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