

# \$599,000 - 1705 Montgomery Gate Se, High River

MLS® #A2211008

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.10 Acres

Montrose., High River, Alberta

Immaculate 4-Bedroom Home in Desirable Montrose

Welcome to this beautifully maintained 4-bedroom home, ideally situated in Montroseâ€”just steps away from schools, shopping, scenic walking trails, and the canal. As you enter, you'll be impressed by the stylish vinyl plank flooring and the bright, open-concept layout.

The kitchen is a chefâ€™s dream, featuring sleek quartz countertops, stainless steel appliances, and a convenient corner pantry. The adjoining dining nook and spacious living room create a warm and functional space for family living and entertaining.

Upstairs, the expansive primary suite offers a luxurious 5-piece ensuite and a generous walk-in closet. Three additional bedrooms provide plenty of space for a growing family or home office needs.

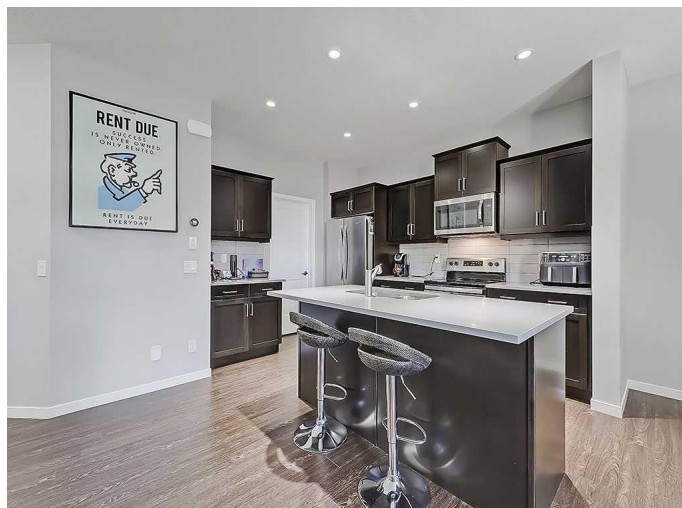
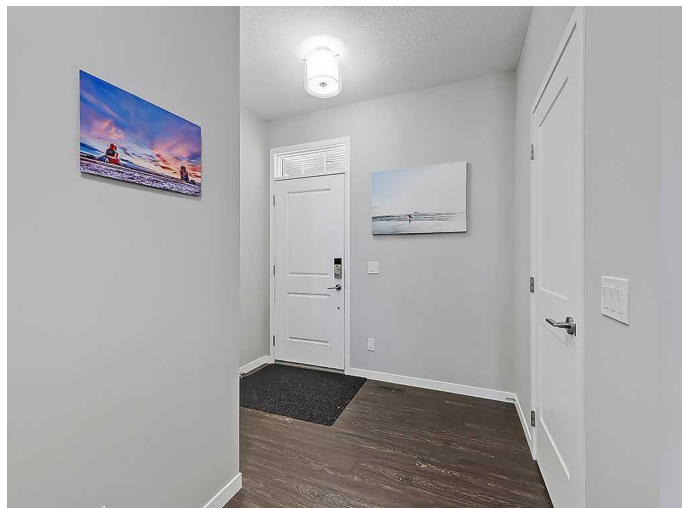
Don't miss the chance to make this exceptional home yoursâ€”book your private showing today!

Built in 2017

## Essential Information

MLS® # A2211008

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,836
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1705 Montgomery Gate Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0H6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Rectangular Lot, Underground

	Sprinklers
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Shingle Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	9
Zoning	TND

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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