

# \$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	9
Zoning	TND

## Listing Details

Listing Office	CIR 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.