

# \$750,000 - 311 Monterey Place Se, High River

MLS® #A2242822

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.12 Acres

Montrose., High River, Alberta

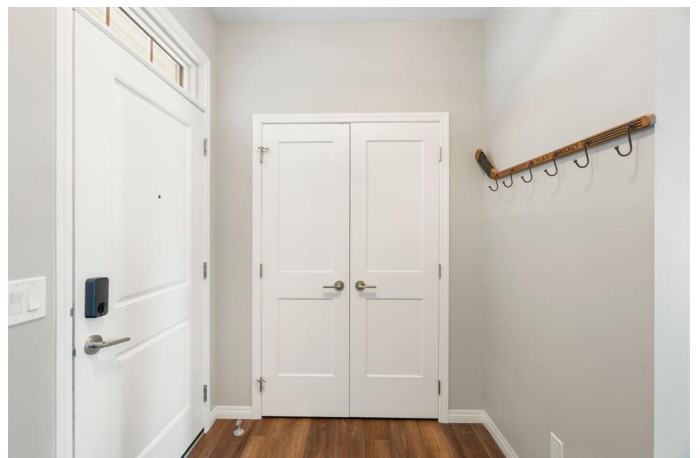
Welcome to 311 Monterey Place SE in beautiful High River, Alberta, where the pace is slower, the skies are wider, and the backyard views are downright dreamy.

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 up here means no hauling baskets up and down the stairs.

The basement is fully finished and fabulously functional with a fourth bedroom, full bathroom, rec room, and a stylish bar area. Large basement windows bring in tons of light, making it feel like anything but a basement.



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? That'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          | \$750,000   |
| 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 | Bar, Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer  |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Dog Run                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Creek/River/Stream/Pond, 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 | 12              |
| Zoning         | TND             |

### Listing Details

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

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