

**214 Monterey Bay SE**  
**High River, Alberta**

**MLS # A2239242**



**\$899,900**

**Division:** Montrose

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,605 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 5 **Baths:** 3

**Garage:** Triple Garage Attached

**Lot Size:** 0.15 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** TND

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

**Inclusions:** \$5000 appliance allowance

This is a brand new triple garage bungalow with a fully finished walkout basement. It is 1608 sq ft in a great area close to a beautiful waterway and park, and has premium finishes throughout. The main floor is a modern open plan with a wide entry hall, 9' ceilings, high quality flooring, and a 25' deck. The kitchen includes cabinets to the ceiling, quartz counters, under-mount sink, select tiles, and a large walk-in pantry. Also on the main floor is the spacious and open living / dining room, the primary bedroom, a laundry room, and a second bedroom or office. Deluxe appointments in the master suite include built in cabinetry in the walk-in closet, a double vanity, a freestanding soaker tub and a 6' shower. The lower level has three more spacious bedrooms and a very big family room with a built-in wet bar, a full bathroom and patio doors to a shady covered patio. All rooms in this home have lots of natural light, and there are many extras including a 8' island in the kitchen, two fireplaces, and a Hardie board exterior.