

311 Monterey Place SE  
High River, Alberta

MLS # A2277650



**\$689,000**

<b>Division:</b>	Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-18-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Gazebo, String Lights, Garage Heater & Permanent Outdoor Lights

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 you'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 upstairs, which if you've got a family, you know how important a full room for laundry is! The sunshine basement is fully finished and fabulously functional with a fourth bedroom, full bathroom, rec room, and a stylish wet bar area. Large basement windows bring in tons of light, making it feel like anything but a basement. This basement could be turned into a walkout by installing a door where the windows are near the wet bar! 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.