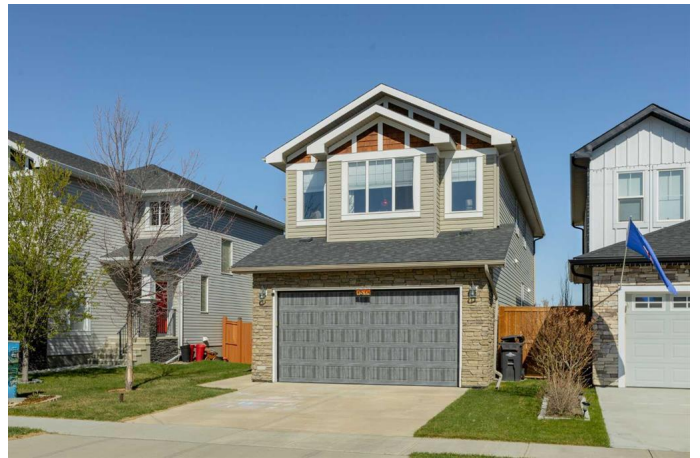# $699,800 - 1514 Monteith Drive Se, High River

$699,800

3 Bedroom, 4.00 Bathroom, 2,274 sqft
Residential on 0.09 Acres

Monteith, High River, Alberta

Welcome to your stunning 2-storey walkout, perfectly positioned on a tranquil greenspace in the heart of Montrose! With over 3,200 sq ft of developed living space, this beautifully maintained home blends elegance, comfort, and unbeatable location for the ultimate lifestyle upgrade. From the moment you step into the grand foyer, you'll be greeted by soaring vaulted ceilings, sun-drenched spaces, and warm, inviting tones. The open-concept main floor showcases gleaming hardwood floors and a spacious living room featuring a cozy gas fireplace with a rustic tile surround—perfect for relaxing evenings in. The kitchen is a dream come true for home chefs: sleek countertops, an oversized island with seating, loads of prep space, and plenty of cabinetry to store all your kitchen gadgets. The adjacent dining area is ideal for entertaining and offers stunning views of the greenspace beyond. Step outside to your private deck and soak in the peaceful natural setting—including a meandering creek—right in your own backyard. It's the perfect spot for morning coffee or evening wine. A private home office, mudroom, and a stylish 2-piece powder room complete the main floor. Upstairs, your spacious primary retreat offers a true escape with a huge walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a spa tub, separate shower, heated floors and private walk in closet. Two more generous bedrooms, an upper laundry room, a 4-piece bath, and a

bright bonus room offer tons of flexibility for family living. The fully finished walkout basement adds an additional 955 sq ft of living space, including a massive rec roomâ€"ideal as a teen hangout, media space, or games areaâ€"plus a full 3-piece bath, ample storage, and utility space. From here, walk out to your beautifully landscaped, fenced backyard and enjoy a quiet evening surrounded by nature. Additional features include heated bathroom floors and air conditioning, plus for parking there is a double attached garage, with electric heat plus driveway parking, and direct access to walking trails. Montrose offers unmatched convenience with nearby grocery stores, restaurants, coffee shops, medical centres, schools, and recreation facilities. This move-in-ready gem has it allâ€"style, space, and serenity. Donâ€™t waitâ€"book your private showing today!

Built in 2012

Essential Information

MLS® #	A2216389
Price	$699,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,274
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1514 Monteith Drive Se
Subdivision	Monteith

City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	4
Zoning	TND

Listing Details

Listing Office	Town Residential