

\$738,800 - 1618 Monteith Drive Se, High River

MLS® #A2253513

\$738,800

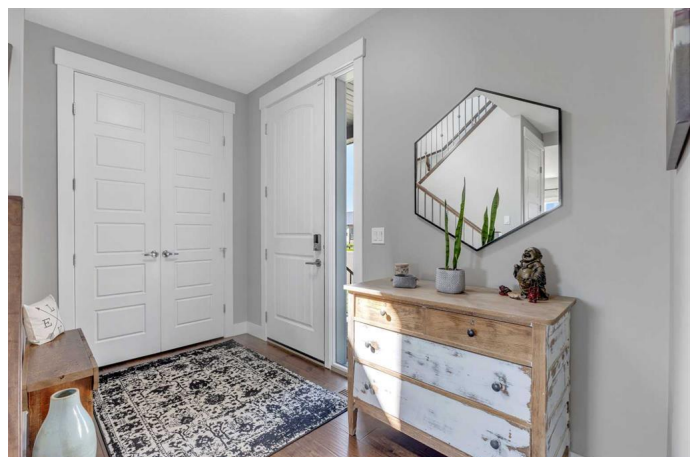
4 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.12 Acres

Montrose., High River, Alberta

Open house Saturday Sept.13th - 1 to 4 pm.
Come view this beautiful, spotless DS - 2 storey home. Original owner has taken immaculate care of their home. The open floor plan invites tons of natural light. The upgrades of the home includes quartz counter tops throughout, 3/4" wide plank engineered hardwood &, stainless steel appliances. The main floor boasts 9 ft. knock down ceiling, coupled with towering 8 ft. doors. Throughout the home is timeless traditional dark cabinetry. The home is painted with neutral colors. What a great kitchen for the cook. The eating area is designed for a large table for the whole family. The main floor also has a large mud room with walk through pantry. There is also a half bath and a living room with a cozy gas fireplace. Moving upstairs the spacious primary bedroom has a walk in closet ((7'.3"x7'.1"). This bedroom also hosts a

5 piece ensuite with double vanities, a large shower and a separate soaker tub with jets. There is another bathroom (4 piece) and two other bedrooms for the kids, plus a bonus room on this upper level. This floor plan also has an upper floor laundry. This is so convenient on laundry day. Moving down to the lower level/basement is more family space. Fully developed with a family/games room, a 4th bedroom and a full 4 piece bath. Plenty of space for the teens and their friends to visit. Now to the outside. Parking is a double attached garage (18'11" x 21'6"). For guests



there is front street parking, plus side parking by the home. The side area is great for offering additional street parking and a place for kids to ride bikes and play street hockey. A nice private fenced back yard with a spacious deck. The home/yard backs onto an open green space. Your family is going to love this home and it's amenities! Plus, the Little Bow River runs past the property. Nearby amenities include High River General Hospital, Royal Canadian Mounted Police Station, High River Fire Department, Schools, Grocery Stores, Cafes, Restaurant's & Parks. Nearby services are Okotoks-Aldersyde nearest bus stops, SB Somerset-Bridlewood C-Train Station. A lovely quiet town living, yet only 49 minutes (68.6 km) to Calgary. A great family home and a great community, a must see. The owner's wish to sell most of their furniture. The buyer gets first right of refusal to buy the furniture if they are interested. Call your favorite realtor to view this beauty.

Built in 2017

Essential Information

MLS® #	A2253513
Price	\$738,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1618 Monteith Drive Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0H5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	T1V 0H5

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.