

# \$759,900 - 1505 Montrose Terrace Se, High River

MLS® #A2205466

**\$759,900**

5 Bedroom, 3.00 Bathroom, 1,484 sqft  
Residential on 0.12 Acres

Montrose., High River, Alberta

Welcome to 1505 Montrose Terrace! A beautiful home backing onto green-space and walk paths, with mountain views! This 5 bedroom or (4 bedroom + den) executive walk out bungalow, with double attached garage will not disappoint! The home is fully finished from top to bottom and has just under 3000sqft of usable living space. The main level boasts high ceilings and large west facing windows. It is home to the large primary bedroom w/large en-suite and walk in closet, a second bedroom/den, main level laundry, kitchen, with stainless steel appliances, quartz counter tops and a living and dining room with plenty of space to entertain. The walk out basement is fully developed with an additional 3 bedrooms, large entertainment spaces, a 3rd 4pce bathroom with electric in floor heat and a nice electric fireplace. At the back of the property, you will enjoy the mountain and water views from either a covered patio on the lower or the covered deck on the upper level. An added bonus is the included hot tub. This property is close to schools, shopping, playgrounds and has easy access to hwy 2. Book your showing today!



Built in 2019

## Essential Information

MLS® #	A2205466
Price	\$759,900

Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1505 Montrose Terrace Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Greenbelt, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	TND

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

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.