

# \$650,000 - 606 Montgomery Close Se, High River

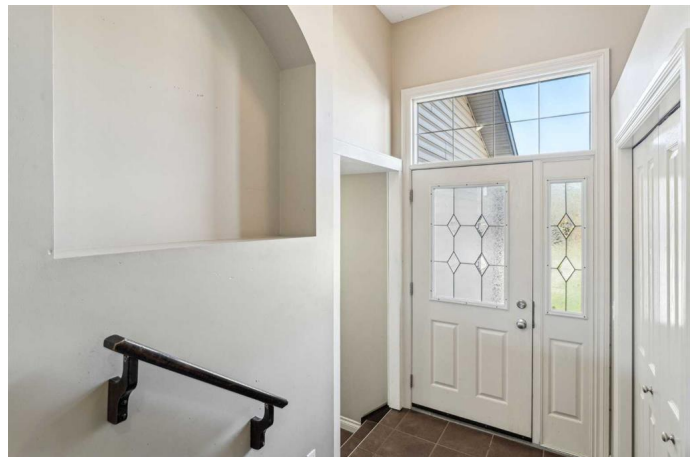
MLS® #A2218968

## \$650,000

4 Bedroom, 4.00 Bathroom, 1,828 sqft  
Residential on 0.10 Acres

Montrose., High River, Alberta

Welcome to your new home offering over 2,500 sq ft of developed living space in one of High River's most sought-after communities. As you enter, a split-level landing provides easy access in both directions—head down to the attached garage and a convenient half bath, or step up into the bright, open-concept main floor designed for seamless everyday living. Flooded with natural light, the living room, dining room, and kitchen flow seamlessly together, creating an inviting atmosphere for both everyday living and entertaining. Rich hardwood flooring and dark cabinetry are beautifully contrasted by lighter finishes, allowing for a range of interior design styles. The kitchen features a granite-topped island, built-in pantry, and ample cupboard space. Sliding doors off the dining area lead directly to the backyard—perfect for summer BBQs and outdoor enjoyment. Upstairs, a spacious bonus room provides a cozy retreat. The three bedrooms are thoughtfully separated from the main living areas for added privacy. The generous primary suite includes a walk-in closet and a luxurious five-piece ensuite with double sinks, a separate shower, tub, and toilet. The second-floor laundry room adds everyday convenience. The fully finished basement expands your living space with a fourth bedroom, a large recreation area, a wet bar or secondary kitchen, and a full bathroom—ideal for guests, teens, or multi-generational living. This home is vacant



and move-in ready. Don't miss your chance to make it yours"book your showing today!

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218968    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,828       |
| Acres          | 0.10        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 606 Montgomery Close Se |
| Subdivision | Montrose.               |
| City        | High River              |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1V0B7                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Laminate Counters                                                 |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings |

|                 |                                            |
|-----------------|--------------------------------------------|
| Heating         | Fireplace(s), Natural Gas, High Efficiency |
| Cooling         | None                                       |
| Fireplace       | Yes                                        |
| # of Fireplaces | 1                                          |
| Fireplaces      | Gas                                        |
| Has Basement    | Yes                                        |
| Basement        | Finished, Full                             |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Level         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 41            |
| Zoning         | TND           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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