

# \$679,900 - 1504 3 Street Se, High River

MLS® #A2164886

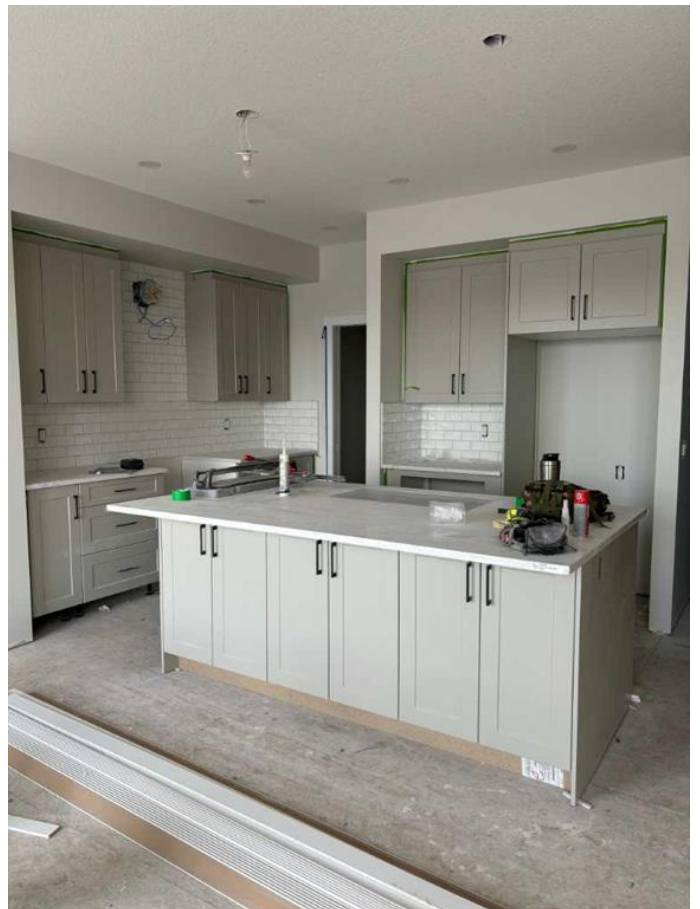
**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,127 sqft

Residential on 0.09 Acres

Montrose., High River, Alberta

Brand new home, ready for possession at the end of April! - Welcome to the Kalara by Hopewell! This 2127 sq. foot 3-bedroom home will be ready for possession in spring/summer 2025. The stunning upgraded kitchen layout includes quartz counters, eating bar, chimney-style hood fan, built-in microwave, spacious pantry, and an extra set of drawers. This level also features a flex room suitable for an office, as well as cozy living room with an electric fireplace. A beautiful stair railing leads the way to the upper level that has a loft area, laundry room and 3 bedrooms. There is a pocket door between one of the secondary bedrooms and the main bathroom, creating a unique ensuite feel. The spacious primary bedroom has a walk-in closet and 5-piece ensuite with a tile-to-ceiling step-in shower and convenient access to the laundry room from the ensuite. The bright and airy basement has a 9'™ foundation height. Extras include an exterior gas line for a future BBQ, quartz countertops and knockdown ceiling texture throughout, as well as modern and stylish black bathroom fixtures. Close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.



Built in 2024

## Essential Information

MLS® #	A2164886
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,127
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1504 3 Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0K7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range Hood, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	September 12th, 2024
Days on Market	224
Zoning	TND

**Listing Details**

Listing Office	RE/MAX Southern Realty
----------------	------------------------

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.