

# \$630,000 - 606 Montgomery Close Se, High River

MLS® #A2218968

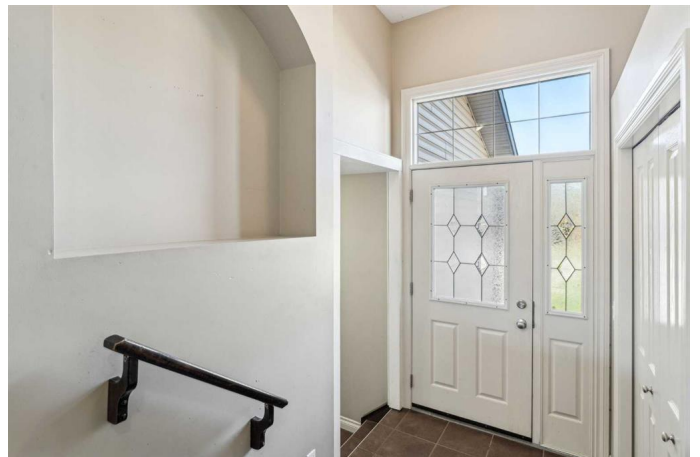
**\$630,000**

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	\$630,000
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, Laminate Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven

Heating	High Efficiency, Natural Gas, Fireplace(s)
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	75
Zoning	TND

## Listing Details

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

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