

# \$724,200 - 310 Montrose Crescent Se, High River

MLS® #A2242282

## \$724,200

3 Bedroom, 3.00 Bathroom, 1,943 sqft  
Residential on 0.09 Acres

Montrose., High River, Alberta

Escape the hustle and bustle of city life and discover the charm of Montrose in High River—just 30 minutes from Calgary. This beautifully designed front-drive home backs onto a green space with a scenic pond, offering peaceful views right from your spacious rear wooden deck.

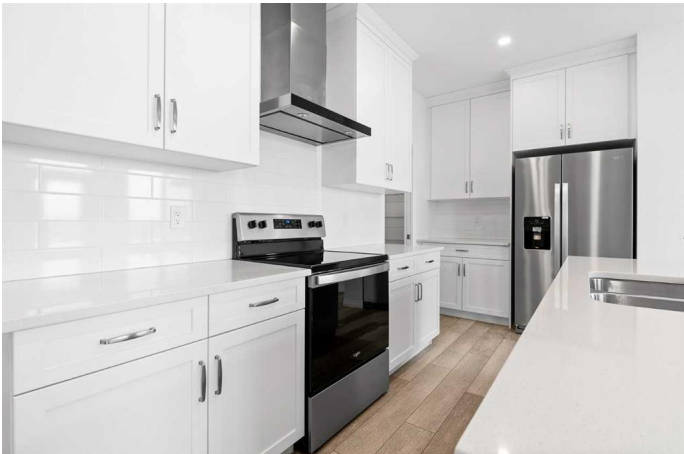
With 1,944 sqft of thoughtfully designed living space, the open-concept main floor features a gourmet kitchen with a large island, perfect for entertaining. The winged bedroom layout ensures privacy, while the upstairs bonus room offers a cozy space for family time.

Enjoy the convenience of nearby shopping, dining, and parks—all within walking distance. Whether you're looking to connect with neighbours or unwind in nature, this home offers the perfect balance. \*Photos are representative and may differ from the final product.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242282  |
| Price      | \$724,200 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,943       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 310 Montrose Crescent Se |
| Subdivision | Montrose.                |
| City        | High River               |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1V 0L1                  |

### Amenities

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

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Vaulted Ceiling(s)                      |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished, Walk-Out                                                     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Back Yard, Creek/River/Stream/Pond          |
| Roof              | Asphalt Shingle                             |
| Construction      | Cement Fiber Board, See Remarks, Wood Frame |
| Foundation        | Poured Concrete                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 22nd, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 16  |
| Zoning         | TBD |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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