

\$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

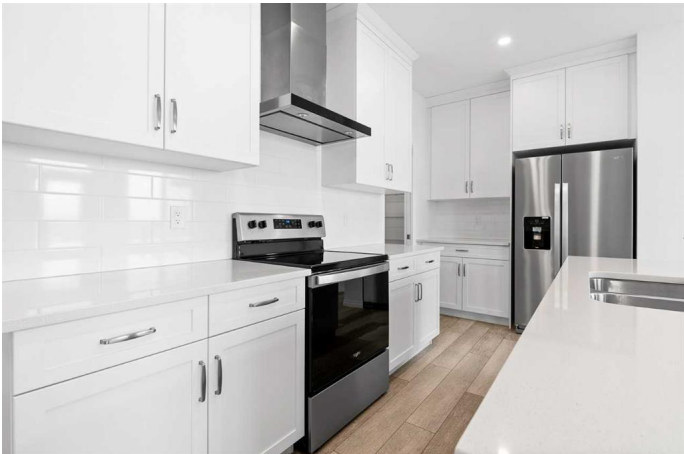
Montrose., High River, Alberta

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. *Home is under construction, anticipated completion April 2026. *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	Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Built-In Oven
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, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	81

Zoning TBD

Listing Details

Listing Office Bode Platform Inc.

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.