# \$759,000 - 1714 Monteith Drive, High River

MLS® #A2228716

### \$759,000

5 Bedroom, 4.00 Bathroom, 2,025 sqft Residential on 0.12 Acres

Monteith, High River, Alberta

Visit REALTOR® website for additional information. This upgraded 5-bedroom, 3.5-bath home sits on a large corner lot with a peaceful creek-side backdrop. With over 2,000 sq ft of stylish living space, it's ideal for families or income generation with a fully finished basement. The open-concept main floor features a granite island kitchen with stainless steel appliances, a spacious great room, and a walk-through pantry. Upstairs offers a bonus room, laundry, and a luxurious primary suite with spa-like ensuite. The basement includes 2 bedrooms, a media room, and a high-end bath with steam sauna and rain shower. Extras: A/C, tankless water, alarm, irrigation, insulated garage, and optional furnishings. Located in a quiet, nature-rich neighborhood.

Built in 2018

#### **Essential Information**

MLS® # A2228716 Price \$759,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,025

Acres 0.12

Year Built 2018







Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1714 Monteith Drive

Subdivision Monteith
City High River

County Foothills County

Province Alberta
Postal Code T1V 0H5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Off Street

# of Garages 4

#### Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings,

Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range

Heating Forced Air

Cooling Central Air, Full

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Dog Run

Lot Description Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s),

Landscaped, Lawn, Street Lighting, City Lot, Dog Run Fenced In

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market

Zoning TND

# **Listing Details**

Listing Office PG Direct Realty Ltd.

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