

\$769,900 - 106 Monterey Bay Se, High River

MLS® #A2267748

\$769,900

3 Bedroom, 3.00 Bathroom, 2,139 sqft

Residential on 0.13 Acres

Montrose., High River, Alberta

This brand new 2135 sq ft walk-out home with excellent curb appeal is located on a large-pie shaped lot that backs onto the Montrose Canal. The stunning upgraded kitchen includes quartz counters, two-tone cabinetry, built-in microwave, chimney hood-fan, stainless steel appliances and an extra set of drawers. The main level also has a cozy living room with gas fireplace and large windows, walk-through mudroom and pantry, flex space, dining room with access to the 10 x 12â€™™ deck, and 2-piece washroom. On the upper level you will find a bonus room, laundry room, and 3 bedrooms. The primary bedroom has a large walk-in closet and a deluxe 5-piece ensuite that includes a custom full height tile shower, large soaker tub and a stylish vanity with two sinks. With a 9â€™™ foundation height, the walk-out basement is bright and airy ready for development. The many extras in this home include an exterior gas line, 2â€™™ garage extension, spindle railing on the main and upper levels, triple pane windows, quartz countertops throughout, knockdown ceiling texture, and luxury flooring on main level, main level and bathrooms. Â Located close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this family home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour.

Built in 2025



Essential Information

MLS® #	A2267748
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,139
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	106 Monterey Bay Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0K3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

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

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Front Yard, Pie Shaped Lot, Creek/River/Stream/Pond, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2025
Days on Market	2
Zoning	TND

Listing Details

Listing Office	RE/MAX Southern Realty
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