

# \$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, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	13
Zoning	TND

## **Listing Details**

Listing Office	PG Direct Realty Ltd.
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