

# \$689,900 - 1504 3 Street Se, High River

MLS® #A2164886

**\$689,900**

3 Bedroom, 3.00 Bathroom, 2,127 sqft  
Residential on 0.09 Acres

Montrose., High River, Alberta

Brand new home, ready for possession at the end of April! - Welcome to the Kalara by Hopewell! This 2127 sq. foot 3-bedroom home will be ready for possession in spring/summer 2025. The stunning upgraded kitchen layout includes quartz counters, eating bar, chimney-style hood fan, built-in microwave, spacious pantry, and an extra set of drawers. This level also features a flex room suitable for an office, as well as cozy living room with an electric fireplace. A beautiful stair railing leads the way to the upper level that has a loft area, laundry room and 3 bedrooms. There is a pocket door between one of the secondary bedrooms and the main bathroom, creating a unique ensuite feel. The spacious primary bedroom has a walk-in closet and 5-piece ensuite with a tile-to-ceiling step-in shower and convenient access to the laundry room from the ensuite. The bright and airy basement has a 9'™ foundation height. Extras include an exterior gas line for a future BBQ, quartz countertops and knockdown ceiling texture throughout, as well as modern and stylish black bathroom fixtures. Close to walking paths, Montrose Pond, the recreation centre, parks, tennis courts and schools, this home is in an ideal location. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.



Built in 2024

## Essential Information

MLS® #	A2164886
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,127
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1504 3 Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0K7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features None  
Lot Description Back Yard, Front Yard, Level  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 12th, 2024  
Days on Market 210  
Zoning TND

### Listing Details

Listing Office RE/MAX Southern Realty



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