

# \$679,900 - 1504 3 Street Se, High River

MLS® #A2164886

**\$679,900**

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          | \$679,900   |
| 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, Refrigerator, Range Hood, 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 | 220                  |
| Zoning         | TND                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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.