

# \$1,275,000 - 22 Monterra Way, Rural Rocky View County

MLS® #A2246669

**\$1,275,000**

5 Bedroom, 3.00 Bathroom, 1,734 sqft

Single Family on 0.26 Acres

Monterra, Rural Rocky View County, Alberta

This fully finished bungalow in the prestigious community of Monterra combines elegance, comfort, and thoughtful upgrades on a beautifully landscaped quarter-acre lot with breathtaking north and west views. The oversized, heated triple garage offers a large commercial sink, 220 V power, and additional parking, while the outdoors offers an expansive sunroom, tiered deck with gas line and hot tub power, surrounded by your own forest of trees, creating the perfect private retreat. Inside, soaring 10'™ ceilings, a grand spiral staircase, and a stunning two-way gas fireplace with custom walnut wall set the tone for the open, light-filled main floor, where a gourmet kitchen with granite countertops, walk-through pantry, premium Thor gas range, commercial KitchenAid refrigerator, built-in microwave/second oven, and reverse osmosis water filtration flows seamlessly into the dining and living areas with custom built-ins. The primary suite features double door entry, a walk-in closet, and a spa-inspired 5-piece ensuite with soaker tub, tiled shower, and dual sinks, while a front office or additional bedroom, full bath, and laundry/mudroom complete the level. The fully finished lower level offers a large recreation space with a virtually new pool table, wet bar, and games area, a cozy media room, three generous bedrooms, and a 5-piece bathroom. Recent upgrades include central air conditioning, a main floor home speaker system, a new roof with fascia and eavestroughs (2025), new front



and garage doors, Hunter Douglas Silhouette blinds, and a dog run. Located on a quiet street just minutes from Cochrane and a short drive to Canmore and Banff, this exceptional home offers luxury, functionality, and the best of city and country living in one stunning package. (id:6289)

Built in 2012

**Essential Information**

Listing #	A2246669
Price	\$1,275,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,734
Acres	0.26
Year Built	2012
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

**Community Information**

Address	22 Monterra Way
Subdivision	Monterra
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C0H1

**Amenities**

Amenities	Park, Playground, Other
Features	See remarks, Other, Wet bar, No neighbours behind
Parking	Attached Garage
# of Garages	3

**Interior**

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 4:31am PDT