

\$1,299,000 - 60 Montenaro Bay, Rural Rocky View County

MLS® #A2255401

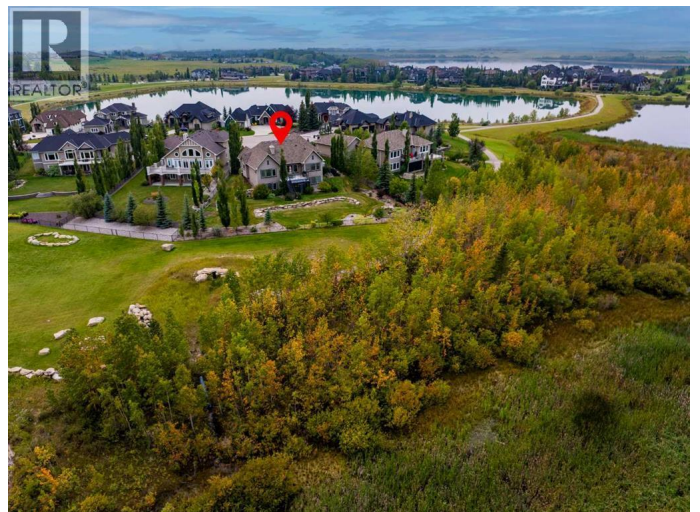
\$1,299,000

4 Bedroom, 3.00 Bathroom, 1,954 sqft

Single Family on 0.41 Acres

Monterra, Rural Rocky View County, Alberta

Set on a quiet cul-de-sac in Monterra, this custom executive bungalow offers nearly 3,800 sq. ft. of developed living space on a 0.41-acre pie-shaped lot with pathways and pond views. Blending timeless craftsmanship with extensive recent upgrades, this home is move-in ready and designed for both comfort and entertaining. The sun-filled great room features high ceilings, expansive windows, and a stone fireplace with custom built-ins. The gourmet kitchen showcases granite counters, stainless steel appliances (including a new fridge, microwave, and dishwasher), a central island, enclosed walk-through pantry, built-in garbage compactor, in sink garburator and refreshed lighting. An elegant dining area and a bright breakfast nook make entertaining seamless. The primary suite offers a spa-inspired ensuite with a retiled shower floor, including a time-set steamer, jetted tub, dual vanities, heated towel bars, and dual walk-in closets. A dedicated main-floor office or second bedroom, 3 piece bathroom, and practical mudroom round out this level. Downstairs, the fully developed walkout offers a massive rec room, a custom wet bar, and a spacious three-season sunroom for year-round enjoyment. There are two additional bedrooms, a full bathroom, a laundry room, and a versatile flex room or office that provides ample space for family and guests. The landscaped backyard features



mature trees, stone accents, and a fire pit area, with direct access to ponds and pathways for year-round recreation. The oversized triple garage is a standout, complete with hot and cold water, commercial stainless sink, 17 custom double door cabinets and abundant storage. In the past two years, this home has benefited from over \$100k in updates including new flooring, carpeting, fresh interior and exterior paint, modern lighting, and upcoming exterior upgrades (roof, eavestroughs, and downspouts). These thoughtful improvements add to the pride of ownership and peace of mind. Monterra on Cochrane Lake is a premier community where estate living meets natural beauty. Residents enjoy peaceful surroundings, scenic walking paths, and close proximity to both Cochrane and the Rocky Mountains. This is more than a home – it's an unmatched, private executive retreat that is move-in ready! Book your showing today. (id:6289)

Built in 2009

Essential Information

Listing #	A2255401
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,954
Acres	0.41
Year Built	2009
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

Community Information

Address	60 Montenaro Bay
Subdivision	Monterra
City	Rural Rocky View County

Province	Alberta
Postal Code	T4C0A5

Amenities

Amenities	Playground, Water Nearby
Features	Cul-de-sac, Wet bar, No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	8
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Microwave, Compactor, Garburator, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bravo Realty
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