

\$1,698,000 - 12 Monterra Rise, Rural Rocky View County

MLS® #A2260415

\$1,698,000

5 Bedroom, 5.00 Bathroom, 3,534 sqft

Single Family on 0.28 Acres

Monterra, Rural Rocky View County, Alberta

***OPEN HOUSE: October 11th & 12th

12:00-5:00 pm. Welcome to the â€œAuroraâ€•

Showhome, Â a masterpiece by

award-winning builder Cornerstone Luxury

Homes (now offered with a finished

basement). Thoughtfully designed with

intention and purpose, this home strikes the

perfect balance of elegance and comfort in the

welcoming, family-friendly community of

Monterra on Cochrane Lakes, just minutes

from the town of Cochrane. Set on a 0.28-acre

lot, this stunning two-storey offers over 4,900

sq. ft of refined living space, 5 bedrooms, 5

bathrooms and a triple car garage. A striking

mezzanine bridge and expansive windows

showcase breathtaking views, while the

open-concept main floor creates an ideal flow

for family living and entertaining. The great

room impresses with soaring vaulted ceilings

and a sleek linear gas fireplace. The

chef-inspired kitchen features a large center

island, custom cabinetry, premium appliances,

and an impressive butlerâ€™s pantry.

Completing the main level are a dedicated

office/study, spacious dining area, oversized

mudroom, and elegant 2-piece powder room.

Step outside to the expansive wrap-around

deck, perfect for al fresco dining and

unforgettable sunsets. Upstairs, the primary

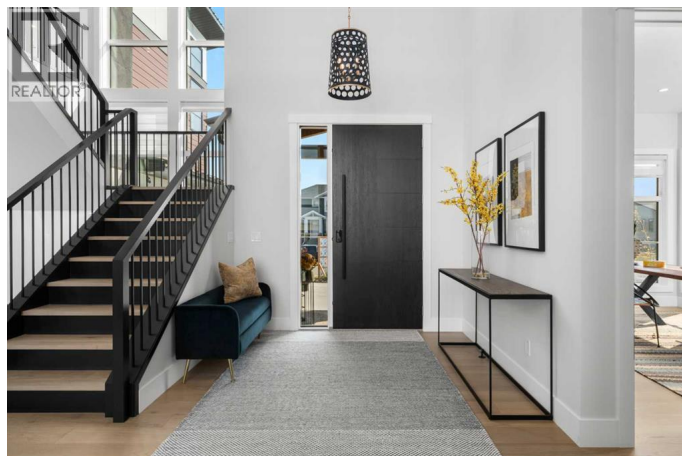
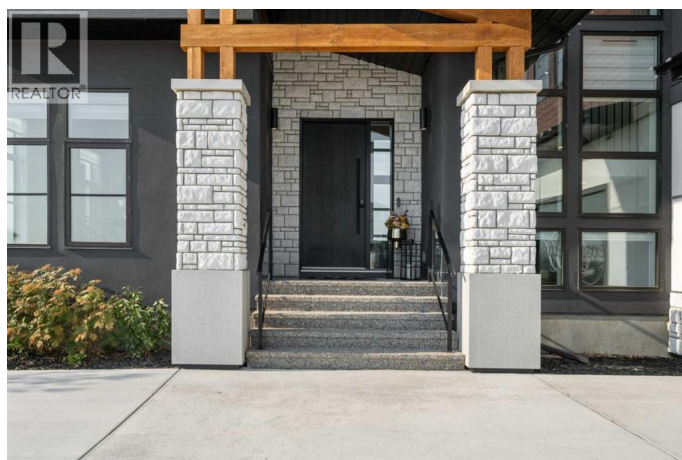
retreat is a serene escape, offering space for a

king-sized bed, a spa-inspired 5-piece ensuite,

and a custom walk-in closet. Two additional

bedrooms, a 5-piece bath, and a light-filled

bonus room provide ample space for family



and guests. The fully developed basement expands your living space with two more bedrooms, a wine bar, and a comfortable recreation room, ensuring the home is truly move-in ready (basement development is in progress). The oversized, heated three-car garage with epoxy floors easily accommodates vehicles, storage, and recreational gear. Monterra offers an exceptional lifestyle, with tranquil lakes, scenic pathways, and generous lots, while keeping you close to the charm of Cochrane and the convenience of Calgary. Available as a leaseback. Book your private showing today or visit the showhome during open hours to learn all that Monterra has to offer. Showhome Hours: Mon–Thurs 2:00–8:00 | Sat & Sun 12:00–5:00. (id:6289)

Built in 2023

Essential Information

Listing #	A2260415
Price	\$1,698,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	3,534
Acres	0.28
Year Built	2023
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	12 Monterra Rise
Subdivision	Monterra
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C0H2

Amenities

Amenities	Park, Playground, Other
Features	Other, Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 14th, 2025 at 12:01pm PDT