

\$1,260,000 - 55 Monterra Cove, Rural Rocky View County

MLS® #A2260790

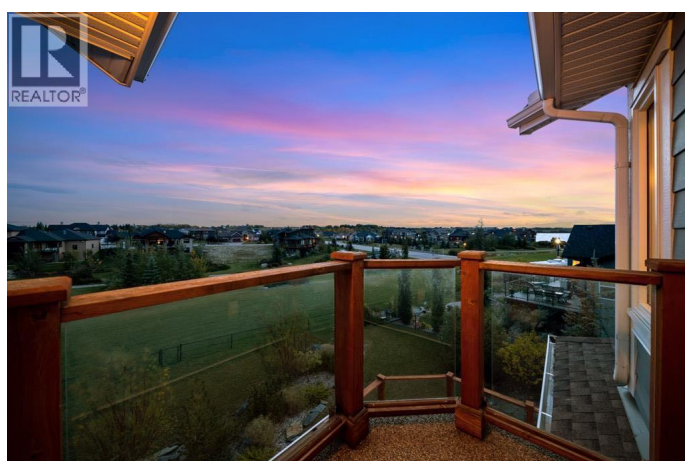
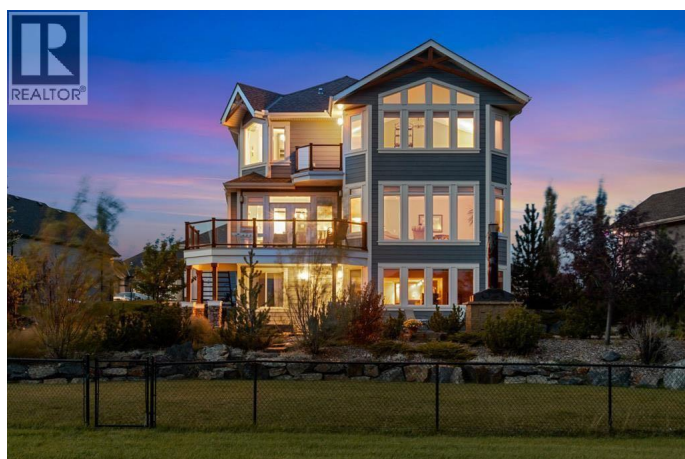
\$1,260,000

5 Bedroom, 4.00 Bathroom, 2,917 sqft

Single Family on 0.32 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to lakeside luxury in Monterra, where mountain views, peaceful green space, and modern design come together on a stunning 1/3 acre south-facing lot. This estate home offers over 4,100 sq. ft. of thoughtfully designed living space that captures breathtaking views from nearly every room. From the moment you walk in, you'll notice how light and scenery flood the open-concept main floor. The heart of the home is the chef's kitchen—complete with a striking curved quartz island, Bosch and Jennair appliances, and endless white cabinetry (with a built-in toe-kick vacuum for easy cleanup). The walk-through pantry connects seamlessly to a family-sized mudroom with custom lockers, making everyday living effortlessly organized. Just off the kitchen, the great room showcases panoramic lake and mountain views with a cozy fireplace for those crisp Alberta evenings. Need to work from home? A private main floor office offers quiet focus away from the buzz of daily life. Upstairs, the showstopper is the vaulted primary retreat—complete with heated floors in the spa-like ensuite and tinted windows for both comfort and privacy. Step out onto your private balcony, coffee in hand, to soak up unobstructed mountain and lake views before the rest of the house wakes. Two additional upper bedrooms and a well-placed full bathroom sit just down the hall, along with a



spacious laundry room for added convenience. Downstairs, the fully finished walkout basement provides ultimate flexibility. Whether itâ€™s multigenerational living, if you want to add a separate private living quarters, room for guests, or another family hangout spotâ€“the layout is ready, featuring two more bedrooms, a wet bar/kitchenette, second laundry, and a separate entry. Add a door and a cooktop, and youâ€™re nearly there. (A secondary suite would be subject to approval and permitting by the municipality.) The home runs efficiently with in-floor heating, two furnaces, water softener, and solar-ready wiring. The triple garage- Itâ€™s finished with epoxy flake floors, baseboard heat, and room for all your gear. Step outside to your beautifully landscaped yard with irrigation, a custom stone and wrought iron fireplace/Pizza Oven, roman paved patio, and wiring for a hot tubâ€“your outdoor entertaining dreams await. Monterra at Cochrane Lakes is where luxury meets natureâ€“a semi-rural setting just minutes from the city and the mountains. Book your showing today and discover why this is more than a homeâ€“itâ€™s a lifestyle.

(id:6289)

Built in 2013

Essential Information

Listing #	A2260790
Price	\$1,260,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,917
Acres	0.32
Year Built	2013
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	55 Monterra Cove
Subdivision	Monterra
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C0G7

Amenities

Amenities	Park, Playground, Water Nearby, Other
Features	Other, Wet bar, French door, Closet Organizers, No Animal Home, No Smoking Home, Parking
Parking Spaces	6
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer, Microwave, Hood Fan, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Composite Siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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