

# \$1,565,000 - 424 Montclair Place, Rural Rocky View County

MLS® #A2260878

**\$1,565,000**

5 Bedroom, 4.00 Bathroom, 2,639 sqft  
Single Family on 0.37 Acres

Monterra, Rural Rocky View County, Alberta

OPEN HOUSE SATURDAY OCTOBER 18 from 1PM - 4PM | Welcome to this fully renovated lakefront gem in the prestigious community of Monterra! Perfectly positioned on a spacious PIE LOT, this property combines luxurious upgrades with serene waterfront living. The exterior has been meticulously updated with re-landscaped front and back yards, an OPEN IRRIGATION SYSTEM, professionally repainted COMPOSITE SIDING, trims, and CEDAR ACCENTS accents, plus a NEW RUBBER SLATE SHINGLE ROOF with updated flashing and eavestroughs. The backyard shed was refinished to match, and LED LIGHTING now surrounds the home, enhancing its curb appeal day and night. Inside, the grand foyer with OPEN-TO-BELOW ceilings showcases elegant GREGGIO NATURAL TILE FLOORS. The dining room features WAINSCOTTING and new lighting, while the gourmet kitchen boasts QUARTZ countertops, CUSTOM CABINETRY, new shelving, a BULTERâ€™S PANTRY pantry with a COFFEE BAR, and premium appliances including a Frigidaire PROFESSIONAL SERIES FRIDGE, Bosch MICROWAVE SPEED OVEN, Frigidaire GAS STOVE, and HIGH-END WINE/BEER FRIDGE. The living room centers around a stunning FLOOR-TO-CEILING STONE GAS FIREPLACE, with access to the expansive EAST-FACING DECK with glass railing and



BREATHTAKING LAKE VIEWS.Upstairs, new carpets (2023) with 10lb underlay lead to four spacious bedrooms, each outfitted with CUSTOM CALIFORNIA CLOSETS. The primary bedroom impresses with VAULTED CEILINGS, a BUILT-IN DESK, FIREPLACE, and spa-like ensuite featuring QUARTZ COUNTERS, DOUBLE SINKS, JETTED TUB, and TILED SHOWER. The renovated guest bath offers QUARTZ COUNTERS, DOUBLE SINKS, and a BUILT-IN LINEN CLOSET, while the laundry room adds cabinetry and counters for convenience.The FULLY FINISHED, WALKOUT BASEMENT includes a 5th bedroom with a California Closet, a newly updated bathroom, GAS FIREPLACE, and stylish NEW FLOORING. The Rec Room includes a POOL TABLE and RACK (new 2024) and a CUSTOM SHUFFLE BOARD adding extra fun to entertaining and family gatherings!Additional features include DUAL FURNACES, DUAL HUMIDIFIERS, BUILT-IN SPEAKERS, and a refinished HEATED, TRIPLE GARAGE with EPOXY FLOORS, NEW windows, doors, rails, and hardware.This lakefront retreat is truly move-in readyâ€”donâ€™t miss it! (id:6289)

Built in 2007

Essential Information

Listing #	A2260878
Price	\$1,565,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,639
Acres	0.37
Year Built	2007
Type	Single Family
Sub-Type	Bare Land Condo

## Community Information

Address	424 Montclair Place
Subdivision	Monterra
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C0A8

## Amenities

Amenities	Playground, Water Nearby
Features	Cul-de-sac, See remarks, No neighbours behind, Closet Organizers
Parking Spaces	6
Parking	Attached Garage, Garage, Heated Garage, See Remarks
# of Garages	4

## Interior

Appliances	Refrigerator, Gas stove(s), Microwave, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Composite Siding, Concrete
Exterior Features	Landscaped, Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	eXp Realty
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