

# \$1,499,999 - 31 Montenaro Bay, Rural Rocky View County

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MLS® #A2261173

**\$1,499,999**

3 Bedroom, 3.00 Bathroom, 1,895 sqft  
Single Family on 0.48 Acres

N/A, Rural Rocky View County, Alberta

Luxurious Executive Custom-Built Bungalow Home with Walkout Basement backing onto the LAKE with SPECTACULAR ROCKY MOUNTAIN VIEWS. This home is in the charming community of Monterra on Cochrane Lakes. Country Living with City Convenience. This HOME nestled on .48 Acres offers over 3600SF of LIVING SPACE with HEATED 4 CAR GARAGE and a FENCED YARD. The features of this property are endless from the STONE ENTRANCE WING WALLS, exposed AGGREGATE DRIVEWAY to the EXTENSIVE RENOVATIONS. Step inside and be greeted by custom 10-foot ceilings, elegant hardwood flooring, and a wall of windows that provide expansive views and abundant natural light. Main level offers a PRIVATE OFFICE at the front of the home with custom built in bookcase, WALK-IN FRONT CLOSET with ample space, Luxurious OPEN SITTING/DINING AREA is off the living room, LIVINGROOM room offers a stone gas fireplace with custom made mantel, a wall of windows looking over the backyard toward the lake with the mountains beyond that. A "CHEF INSPIRED" Kitchen with cooper hood fan, double wall oven, sizable island, undermount lighting and custom granite backsplashes that duplicates the look of mountains extending into the BUTLERS PANTRY, The LAUNDRY ROOM/MUD ROOM leads into the 4 car GARAGE for all your



vehicles and toys. The PRIMARY BEDROOM offers a wall of windows with STUNNING VIEWS of the Rocky Mountains with access to the large deck overlooking the backyard and lake. Retreat to the 5-piece ensuite spa with heated floors, double vanities with leathered granite countertops, jet tub, large shower with body jets, and walk-in closet. LOWER LEVEL offers in-floor heat throughout, a floor to ceiling stone gas fireplace, and a wall of windows once again to enjoy the outdoor views. There are 2 VERY SPACIOUS BEDROOMS, a 4PC BATH with leathered granite countertop, separate tub and stone tile shower with jets, CUSTOMIZED WET BAR with cabinet and undermount lighting, granite counter tops and bar fridge offers a great entertainin g space, as does the great RECREATION ROOM for FAMILY FUN NIGHT and/or ENTERTAINING GUESTS. There is not a LUXURY or CRAFTMANSHIP that has been overlooked when this custom home was built or renovated, here are just a few: stunning unique interior stone walls, stone fireplaces, elegant crown moulding throughout, phantom doors to allow a nice breeze, LUX triple pane NEAT windows, surround sound throughout, and frameless decking system so as not to obstruct the magnificent views. The views are stunning from either level as are the gorgeous sunsets over the mountains. This is a MUST-SEE PROPERTY as very few properties in Monterra offer LAKE AND MOUNTAIN VIEWS AND A STUNNING HOME! Call today for your private viewing. (id:6289)

Built in 2007

**Essential Information**

Listing #	A2261173
Price	\$1,499,999
Bedrooms	3

Bathrooms	3.00
Half Baths	1
Square Footage	1,895
Acres	0.48
Year Built	2007
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

### Community Information

Address	31 Montenaro Bay
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C0A5

### Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Wet bar, PVC window, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	8
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3
View	View

### Interior

Appliances	Refrigerator, Water softener, Cooktop - Electric, Dishwasher, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior	Stone, Stucco
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Exterior Features	Fruit trees, Landscaped, Underground sprinkler
Foundation	Poured Concrete

## **Listing Details**

Listing Office      RE/MAX West Real Estate



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