

\$1,499,000 - 32 Monterra Landing, Rural Rocky View County

MLS® #A2266796

\$1,499,000

4 Bedroom, 3.00 Bathroom, 1,728 sqft
Single Family on 0.45 Acres

Monterra, Rural Rocky View County, Alberta

Discover this beautiful home just outside of Cochrane in Monterra. Offering nearly 3,400 sq ft of thoughtfully developed living space on a generous 0.45-acre lot, it delivers the top-tier essentials buyers crave. The main floor impresses with an open, airy design featuring vaulted ceilings that create a bright, inviting atmosphere. The spacious kitchen boasts a large island and soft-close cabinets, flowing seamlessly into the dining and living areas—ideal for hosting family and friends. The primary suite is a private sanctuary, with an elegant ensuite that includes a soaker tub, shower, and dual sinks, complemented by a large walk-in closet with built-in organizers. Convenience is key with a well-appointed laundry room located along the corridor to the heated, insulated triple garage. Step outside onto expansive decks—12x28 feet on both levels—that are perfect for outdoor entertaining. The lower deck features a hot tub, offering a relaxing retreat with stunning mountain views. Throughout the home, you'll find custom built-ins, including a dedicated office with custom cabinetry and a built-in pantry for ample storage. The finished basement provides additional living space with two bedrooms, a spacious rec room that opens to a large patio, and a versatile three-season room equipped with retractable screens to enjoy the outdoors in comfort. This property combines luxurious



finishes, practical design, and breathtaking natural scenery”making it an exceptional place to live and entertain. (id:6289)

Built in 2022

Essential Information

Listing #	A2266796
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,728
Acres	0.45
Year Built	2022
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

Community Information

Address	32 Monterra Landing
Subdivision	Monterra
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C0G8

Amenities

Amenities	Park, Playground, Water Nearby
Features	Cul-de-sac, PVC window, Closet Organizers, No Smoking Home, Parking
Parking Spaces	8
Parking	Attached Garage, Concrete, Garage, Heated Garage, Oversize
# of Garages	4

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings, Cooktop - Induction
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	Composite Siding, Stone
Exterior Features	Landscaped, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 28th, 2025 at 3:16pm PDT