

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

MLS® #A2188549

**\$1,698,000**

3 Bedroom, 3.00 Bathroom, 3,536 sqft

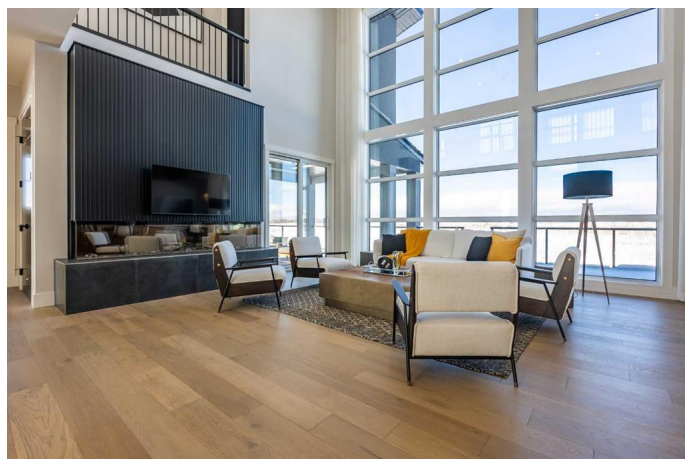
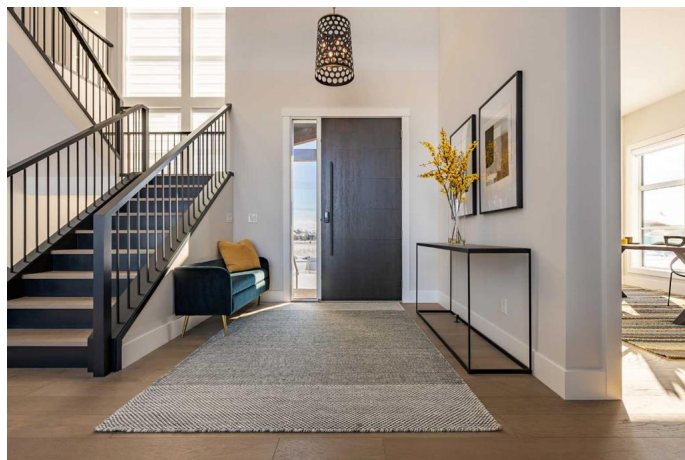
Residential on 0.28 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to Monterra at Cochrane Lake â€“ located just minutes from Cochrane! Award Winning Cornerstone Luxury Homes is planning construction of this beautiful new custom showhome. Situated on a 0.28 acre lot, this gorgeous two-storey family home will be sure to please. The open concept main floor will feature an amazing great room with soaring vaulted ceilings and modern linear gas fireplace. The custom kitchen has a large center island, custom cabinetry, high-end appliances and an incredible butlerâ€™s pantry. There is a main floor office/study, large dining area, huge mudroom, & 2-piece powder room. There is a large wrap-around deck off of the great room â€“ half of it covered while the other half will allow you to enjoy the bright sunshine overlooking your large backyard. Upstairs the primary suite will be the perfect place to unwind â€“ with room for a king-sized bed and offering a spa-inspired 5-piece ensuite plus a huge walk-in closet with custom built-ins. There are 2 additional bedrooms, a 5-piece bathroom, plus a large front bonus room. The large undeveloped basement will offer lots of opportunity for your future development. The oversized 3-car garage has lots of room for all of your toys. With many parks & pathways, Monterra is a lovely community with amazing views!

Built in 2023

## Essential Information



MLS® #	A2188549
Price	\$1,698,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,536
Acres	0.28
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Monterra Rise
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H2

### Amenities

Amenities	Other
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, No Animal Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Built-In Refrigerator, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame, See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 23rd, 2025
Days on Market	113
Zoning	R-1

**Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.