

\$1,478,000 - 604 Montclair Place, Rural Rocky View County

MLS® #A2086965

\$1,478,000

5 Bedroom, 3.00 Bathroom, 2,845 sqft
Residential on 0.39 Acres

Monterra, Rural Rocky View County, Alberta

You will not be disappointed with the quality & attention to detail in this beautiful, custom bungalow with over 5,500 sqft of developed energy-efficient living space in MonTerra on Cochrane Lakes. In the gorgeous grand foyer, a stunning crystal chandelier overlooks the downstairs staircase, and the home's open design works for all your entertaining needs. The kitchen has a large eat-at-island & plenty of counter & cupboard space within the custom-built cabinetry. No detail was missed in this immaculate build, including a plethora of built-in, high-end appliances, such as a panelled Sub-Zero full-sized refrigerator & freezer, panelled Dacor dishwasher & Sub-Zero crisper drawers in the kitchen island, built-in Dacor microwave, Dacor warming drawer, & a plumbed-in Miele coffee maker, which includes a grinder for your beans, milk frother & multiple brew options. The breakfast nook overlooks the private, treed backyard & patio area, leading into the upstairs living room with a two-sided fireplace & equipped with speakers throughout. You'll find the formal dining space outside the main-floor primary bedroom on the other side of the fireplace. The primary bedroom has patio access that showcases the beautiful mountains, & the space offers a serene escape with a built-in fireplace, south-facing windows with UV protection, & a custom walk-in closet. Inside the en-suite is an extra-large 2-seat jetted tub,



his & her sinks, seated vanity space, & a jetted shower. Completing the main floor are 2 additional bedrooms, great for offices or guest rooms, with a full, 3-piece bathroom outside the laundry room, mudroom & breezeway leading into the garage. Downstairs has a fully loaded wet bar with glass shelving, granite countertops, a dishwasher, & bar fridge. Next to the bar is your wine & whisky cold storage, & an open rec room with custom-built game features and 2 additional guest rooms, with a jack & jill full-sized 3-piece ensuite bathroom. Back upstairs is the tiled breezeway leading into the garage, driveway, backyard & dog run area. The fully-finished, oversized 3-car garage is over 1,200 sq ft with the breezeway & has additional access into the back yard through the french doors leading onto the patio. Outside, the extended driveway can easily accommodate an additional 8 vehicles. There is also hot & cold running water outside with a drain on the patio area to hook up a hot tub & energy-efficient features such as additional insulation underneath the acrylic stucco & an additional 3" of rigid insulation around the perimeter of the doors & windows, and insulation in every wall with energy savings throughout the year. This home's features make it a cut above the competition. Within your community, you can access beautiful walking paths, & 2 lakes with gorgeous mountain views. PRISTINE, STUNNING, & expertly constructed. Built for quality of life, entertainment, & balance. Come see why life in Monterra on Cochrane Lake is the perfect place to call home. You'll love living here!

Built in 2009

Essential Information

MLS® #	A2086965
Price	\$1,478,000

Sold Price	\$1,425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,845
Acres	0.39
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	604 Montclair Place
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C2A8

Amenities

Amenities	Gazebo, Park, Playground
Parking Spaces	12
Parking	Driveway, Heated Garage, Oversized, Quad or More Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Warming Drawer, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Bath, Double Sided, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard, Dog Run, Other, Private Yard, Rain Gutters
Lot Description	Back Yard, Lake, No Neighbours Behind, Many Trees, Private, Secluded
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	February 2nd, 2024
Days on Market	113
Zoning	R-1
HOA Fees	160.00
HOA Fees Freq.	MON

Listing Details

Listing Office	ONE PERCENT REALTY
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