

\$1,315,000 - 14 Monterra Court, Rural Rocky View County

MLS® #A2091725

\$1,315,000

3 Bedroom, 3.00 Bathroom, 2,685 sqft
Residential on 0.27 Acres

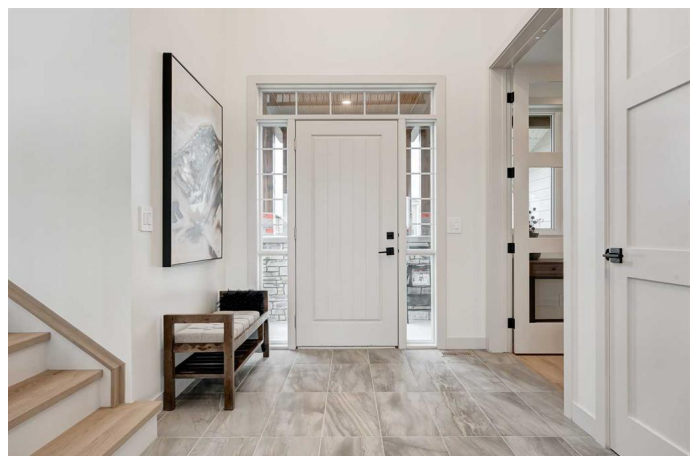
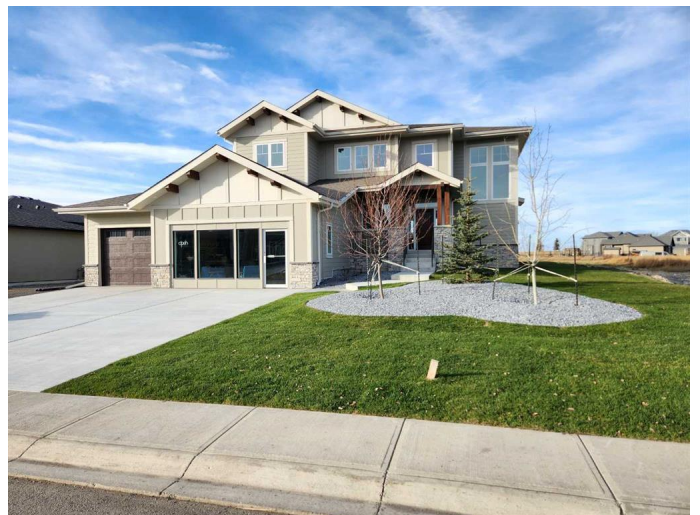
Monterra, Rural Rocky View County, Alberta

****Available for quick possession - OPEN HOUSE hours are Mon-Thu (2-6PM) and Sat-Sun (12-5PM).****

Welcome to the epitome of luxury living in Monterra, just north of Cochrane, Alberta. This brand-new two-storey gem, crafted by Elk Park Homes, is an architectural marvel designed to offer the finest in modern living. Boasting over 2700 square feet of lavish living space, this residence is an oasis of comfort and sophistication. Nestled within a serene community that's just steps away from parks, playgrounds, and the scenic Cochrane Lake, this home is a dream come true for discerning buyers.

As you approach this exceptional property, you'll be immediately captivated by its charming curb appeal and impeccable craftsmanship. The exterior showcases a harmonious blend of contemporary design elements, incorporating a tasteful mix of stone, wood, and Hardie-board siding. Your senses will be delighted by the thoughtful landscaping which is included in the price.

Step inside and be greeted by an elegant foyer that sets the stage for the entire residence. The main level features a thoughtfully designed open-concept layout, maximizing both space and functionality. The spacious living room serves as the heart of the home, featuring an oversized gas fireplace, creating a



cozy ambiance for relaxation and entertainment. Large windows flood the area with natural light, illuminating the exquisite finishes and meticulous attention to detail throughout.

Adjacent to the living room, you'll discover a gourmet kitchen that will delight even the most discerning chefs. It showcases top-of-the-line stainless steel appliances, custom cabinetry, and stunning quartz countertops. The generously sized island is perfect for culinary adventures and social gatherings. The adjoining dining area seamlessly transitions for hosting memorable meals with family and friends. Toward the garage, a large butler's pantry and mud room offer added convenience with a sink and plenty of storage space.

Completing the main level is a versatile room that can serve as a home office, study, or guest bedroom, adapting to your needs with ease.

Ascend the staircase to the upper level, designed for relaxation and rejuvenation. The luxurious master suite is a private oasis, featuring a spacious bedroom, a walk-in closet, and an ensuite bathroom exuding opulence with its double vanity, rejuvenating shower, and a separate soaking tub. Two additional generously sized bedrooms, each with their own closets, and a shared full bathroom, provide comfortable accommodations for family members or guests.

For car enthusiasts and those in need of ample storage, this home includes a triple garage, offering plenty of room for vehicles, outdoor equipment, and more. Additionally, this phase of Monterra also allows for RV parking which has been thoughtfully laid out beside your garage on this lot. Don't miss the chance to tour your dream home today! This stunning property won't last long.

Built in 2023

Essential Information

MLS® #	A2091725
Price	\$1,315,000
Sold Price	\$1,265,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,685
Acres	0.27
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	14 Monterra Court
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H1

Amenities

Amenities	Game Court Interior, Park, Picnic Area, Playground, Snow Removal
Parking Spaces	7
Parking	RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	March 20th, 2024
Days on Market	133
Zoning	DC36
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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