

\$1,150,000 - 254 Monterra Bay, Rural Rocky View County

MLS® #A2101972

\$1,150,000

4 Bedroom, 5.00 Bathroom, 2,320 sqft
Residential on 0.27 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to the beautiful ESTATE COMMUNITY of Monterra! If you are looking for space, this is the community you'll want to check out! This gorgeous home is located on a 0.27 ACRE, and is on a CORNER LOT. It offers a WEST FACING BACKYARD and a DOUBLE DECK making it the perfect place to bask in the sun, as well as entertain. It also features a SCREENED IN ROOM off the kitchen for those nights when you want to cuddle up and be a little more cozy. The amount of TREES that line this backyard gives you that private feel most families crave. Enjoy MOUNTAIN VIEWS right from the back deck. The kitchen has a large island that is over 9ft long and a WOLF GAS STOVE, COVERED HOOD FAN and a pantry. There are HARDWOOD FLOORS THROUGHOUT the home and there is a gorgeous stone GAS FIREPLACE to curl up next to. The main floor has 10ft CEILINGS, THREE BEDROOMS, including a JACK & JILL BATHROOM connecting A 5PC BATHROOM also equipped with HEATED FLOORS, making getting out of bed for school easy! On the main floor this home also has a 2pc bath, and a LAUNDRY ROOM with a SINK making it convenient to wash your clothes and keep organized all in the same place. But thats not all, extended off the kitchen, and over the garage there is an additional LOFT which is great for a kids to play, a studio or an OFFICE, if you WORK



FROM HOME. Let's head over to the master bedroom, this beautiful PRIMARY BEDROOM offers LOTS OF NATURAL LIGHT with a beautiful BAY WINDOW and a 5pc ENSUITE bathroom with HEATED FLOORS making getting ready and showering a dream! Nearby is the WALKTHROUGH with TONS OF STORAGE and cabinetry for organizing. A HEATED TRIPLE garage perfect enough to park your 3 cars and/or toys. The garage also includes cabinets, a stand up freezer and bike storage. The basement is well laid out with so much space and opportunity to design the different spaces just the way you like. It boasts a cozy FAMILY ROOM with an ELECTRIC FIREPLACE, great for movie nights or fun with friends. Off the family room there is a BUILT IN BAR perfect to store snacks and beverages, perfect enough if you want to spend a night with your family or entertain your guests. As you walk down the stairs there is a GAMES ROOM with a POOL TABLE. The basement offers a GUEST BEDROOM with a 3PC ENSUITE with a TILED SHOWER. Well thought out in design and style, this is the perfect place to call home! You wont want to miss out on this one! Book your showing today!

Built in 2008

Essential Information

MLS® #	A2101972
Price	\$1,150,000
Sold Price	\$1,070,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,320
Acres	0.27

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	254 Monterra Bay
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G9

Amenities

Amenities	Other
Parking Spaces	5
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 26th, 2024
Date Sold March 26th, 2024
Days on Market 59
Zoning R
HOA Fees 135.00
HOA Fees Freq. MON

Listing Details

Listing Office eXp Realty

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