

\$1,379,900 - 43 Monterra Court, Rural Rocky View County

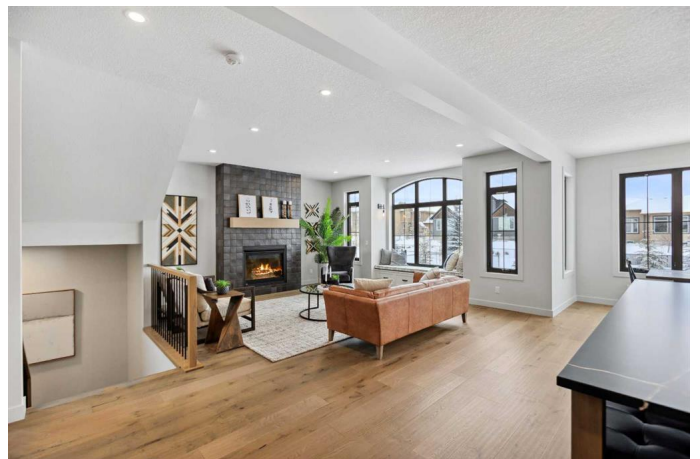
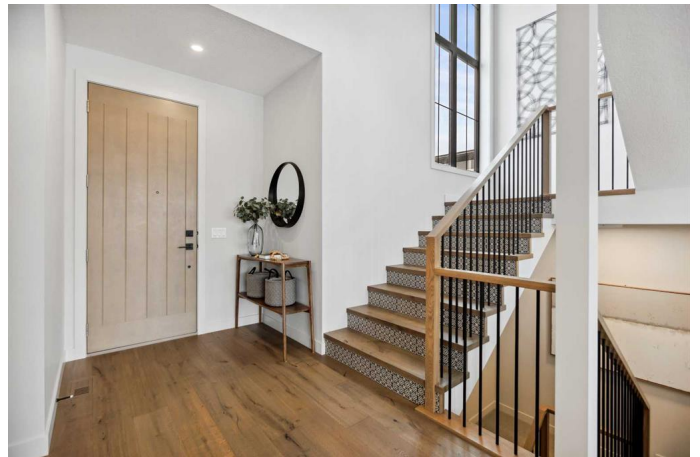
MLS® #A2102440

\$1,379,900

3 Bedroom, 3.00 Bathroom, 2,736 sqft
Residential on 0.29 Acres

Monterra, Rural Rocky View County, Alberta

Open house times are Monday - Thursday 2-8 and Saturday & Sunday 12-5. Step into this executive custom built showhome in the prestigious new community of Monterra at Cochrane Lakes. The Adeline, built by Aspen Creek Designer Homes is a perfectly crafted 2 storey home with endless upgrades that combine both function and design. Walking into this estate home, you will be greeted with an abundance of natural light pouring in through the large windows throughout the bright and open floor plan. The large foyer leads into a wide open living room with a cozy gas fireplace and a reading nook in the window. The oversized kitchen is a chef's dream with top of the line stainless steel appliances such as a Bertazzoni 5 burner gas range, a custom built range hood and a built-in microwave and oven. The kitchen is furnished with Dekton backsplash and Silestone quartz countertops which makes for a long lasting luxurious feel. The large dining room is just off of the kitchen with large windows and doors leading out to an open deck. A large den can be found off of the kitchen that features a custom accent wall, perfect for a home office. The walk through pantry comes equipped with ample storage space and built-in shelves. The pantry leads out to the large mudroom with built-ins and heated tile flooring for the cold winter months. The mud room has an entrance to an oversized triple attached garage with



baseboard heating and ample space for storage. The staircase heading upstairs leads you to a large bonus room, great for family gatherings. The upper level has 9' ceilings throughout and 8' doors making for a spacious and open floor plan. The upper level also has 2 good sized bedrooms, one with a window reading nook with built-in storage. The main 5 piece bathroom has Silestone countertops, heated tile flooring and double vanities making for a large sharable space. The primary bedroom is where luxury meets functionality in this beautifully designed layout. The large room has built-in reading lamps for added convenience. Through the refurbished barn door, you'll enter the luxurious 5 piece ensuite with designer heated tile flooring and a large standalone bathtub. The walk-in closet doubles as a dressing room and has built-in storage and even a laundry chute that leads into the laundry room next door. The laundry room is conveniently placed on the upper floor with a sink and storage. The large basement is ready for development and provides an opportunity for future expansion. This home has been thoughtfully crafted with design and functionality in mind. The Monterra neighborhood is perfect for the growing family. Just a 5 minute drive from Cochrane and close proximity to the beautiful Rocky Mountains. You must see this home to appreciate its beauty and thoughtful design. Exceptional value!

Built in 2020

Essential Information

MLS® #	A2102440
Price	\$1,379,900
Sold Price	\$1,365,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,736
Acres	0.29
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Monterra Court
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H1

Amenities

Amenities	Other
Parking Spaces	3
Parking	Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
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Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	January 30th, 2024
Date Sold	March 1st, 2024
Days on Market	31
Zoning	DC36
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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