

\$1,250,000 - 232 Montclair Place, Rural Rocky View County

MLS® #A2103215

\$1,250,000

5 Bedroom, 5.00 Bathroom, 4,324 sqft
Residential on 0.35 Acres

Monterra, Rural Rocky View County, Alberta

You will not find better value in Monterra! Welcome to this incredible 2 STORY WALKOUT. This home is priced to sell and offers the BEST VALUE PER SQUARE FOOT in the community! This PERFECT family home offers space for everyone... and then some! The entrance is grand & inviting! Dramatic 2 story living room with an abundance of NATURAL LIGHT greet you! Private office space to your left and formal dining to your right. The large, CENTRAL KITCHEN is complete with warm wood cabinets, granite counters, s/s appliances w gas cooktop, wine fridge and pot filler is a bonus! The kitchen is open to eat-in kitchen & excellent sized family room. Exit to the back deck here. The Primary bedroom is an amazing private retreat! Another gas fireplace, sitting area, private access to the deck, a lovely 5pcs ensuite and large walk-in closet completes the space. A true oasis! Access to garage can be found through mudroom and Laundry is here as well. Are you skiers? You're in luck! Your very own HEATED TUNING ROOM as you enter the OVERSIZED TRIPLE GARAGE. Upstairs has a central bonus room overlooking the living room below. A media room (currently used as a bedroom) and 2 additional rooms with "Jack & Jill" bathroom connecting is perfect. 1 more bedroom and 4pcs bath complete this level. The walkout basement is more than half way developed. Defined drywalled rooms offers



you a large rec room, full kitchen setup, 2 more bedrooms (1 is already complete!), 2 x 4pcs bathrooms (1 is already complete!) a wine room and fitness space. All electrical and plumbing is done and in floor heat ready to go! Beautifully landscaped yard, quiet cul-de-sac, walking paths throughout the community and surrounding area. This one has to be seen to be fully appreciated! Book your showing today!

Built in 2007

Essential Information

MLS® #	A2103215
Price	\$1,250,000
Sold Price	\$1,168,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,324
Acres	0.35
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	232 Montclair Place
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3C 0A8

Amenities

Amenities	None
Parking Spaces	6

Parking	Driveway, Garage Door Opener, Garage Faces Side, Oversized, Triple Garage Attached
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 27th, 2024
Date Sold	April 2nd, 2024
Days on Market	66
Zoning	R-1A
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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