

\$1,385,000 - 23 Montenaro Bay, Rural Rocky View County

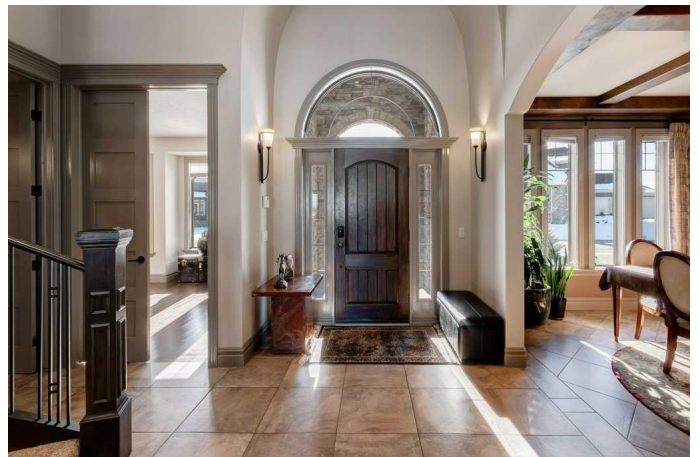
MLS® #A2118247

\$1,385,000

5 Bedroom, 4.00 Bathroom, 2,838 sqft
Residential on 0.46 Acres

Monterra, Rural Rocky View County, Alberta

This unique, custom-built one and a half story layout provides a voluminous living area with soaring ceilings and split bedrooms with Primary bedroom located on the main floor offering greater privacy and flexibility. Perfect for aging in place, this forever home is ideal for families, empty nesters, and retirees alike. Positioned perfectly to capture the majestic mountain and lake views, this home is perfectly positioned on an expansive 1/2 acre lot in the exclusive Estate Community of MonTerra on Cochrane Lakes. Upper floor features a bonus room, two bedrooms, and a full bathroom. Perfect for a growing family, this floor plan provides privacy along with a designated space for young adults or guests. The home is awash with light from the many NW facing oversized windows throughout all levels, showcasing the spectacular views. The gourmet kitchen is the heart of this home, including oversized, knotty alder cabinetry, decorative wood hood fan and granite counters tops. Appliances include Sub Zero fridge, Viking 5 burner gas cooktop, Dacor wall oven, and Miele dishwasher. Staying organized is easy with the convenient & roomy walk-through pantry, which leads to a spacious back entrance and fully finished triple garage. Architectural features include a formal dining room with tray ceiling, curved open rise staircase with wrought iron railing, custom built, solid 8â€™™ interior doors and elegant



coffered ceiling. Retreat to the Primary bedroom and find tranquility in the views of sunsets and mountains reflecting off the lake, or relax and rejuvenate in the steam shower and soaker tub in the spa-like ensuite. The fully finished walk out basement includes two more bedrooms, two zones of in-floor heating, a wet bar with built in cabinets, a theatre room with a projector, and a spacious games/recreation area, which has recently been updated with luxury vinyl plank flooring. Walk out on to a perfectly landscaped oasis of a backyard, where maintenance is a breeze with underground irrigation. Keep your pets safe and secure with the already installed invisible fence system. Miles of pathways circle the lakes and weave throughout the community providing incredible scenery for walking, while common area gazebos, playgrounds, and ice skating brings the community together all year round. Garbage removal included in condo fee- recycling optional & paid separately. Water: Horse Creek Water Co-op includes sewer. interior of this beautiful home features fresh paint, newly refinished hardwood floors, tile, and new carpet. The only thing left to do is move in & start your next chapter!

Built in 2006

Essential Information

MLS® #	A2118247
Price	\$1,385,000
Sold Price	\$1,381,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,838
Acres	0.46

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	23 Montenaro Bay
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A5

Amenities

Amenities	Gazebo, Park, Picnic Area, Playground, Trash
Parking Spaces	5
Parking	Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Insulated, On Street, Oversized, Side By Side, Triple Garage Attached
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Tankless Water Heater, 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, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lake, Front Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, Views, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 7th, 2024
Days on Market	10
Zoning	DC36
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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