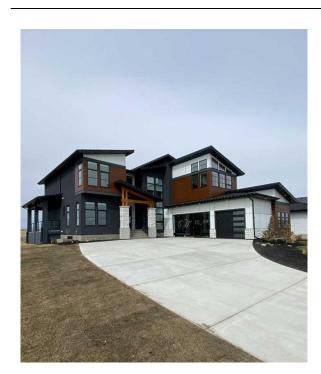


12 MONTERRA Rise, Rural Rocky View County T4C 0H2

A2113932 04/11/24 List Price: **\$1,698,000** MLS®#: Area: Monterra Listing

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: **Rural Rocky View** Finished Floor Area

County Abv Saft: 2023 Low Sqft:

Year Built: Ttl Sqft: Lot Information

Lot Sz Ar: 12,196 sqft

Access:

Lot Shape:

Lot Feat: Back Yard, Front Yard, Lawn, Landscaped

Park Feat: **Triple Garage Attached**

3,536

3,536

254 <u>Layout</u>

DOM

Beds:

2.5 (2 1) Baths: 2 Storey

3 (3)

Style:

<u>Parking</u>

6 Ttl Park: Garage Sz: 3

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air, Natural Gas **Cement Fiber Board, See Remarks, Wood Frame**

Flooring:

Ext Feat: Other Carpet, Ceramic Tile, Hardwood

> Water Source: Co-operative Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer

Int Feat: Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Utilities:

Sewer:

Other

Room Information

Room Kitchen Breakfast Nook Den Bedroom Laundry 5pc Ensuite bath	<u>Level</u> Main Main Main Second Second Second	Dimensions 17`0" x 16`0" 16`0" x 8`0" 13`0" x 13`0" 13`0" x 12`6" 12`0" x 8`0"	Room Great Room Bonus Room Bedroom - Primary Bedroom 2pc Bathroom 5pc Bathroom Legal/Tax/Financial	Level Main Second Second Second Main Second	Dimensions 20`0" x 17`0" 16`6" x 15`0" 17`0" x 16`6" 13`0" x 12`10"
Condo Fee:		Title:		Zoning:	
\$135		Fee Simple Fee Freq: Monthly		R-1	
Legal Desc:	0810165	·			
			Remarks		
Pub Rmks: Inclusions: Property Listed By:	Welcome to Monterra at Cochrane Lake - located just minutes from Cochrane! Award Winning Cornerstone Luxury Homes is planning construction of this beautiful new custom showhome. Situated on a 0.28 acre lot, this gorgeous two-storey family home will be sure to please. The open concept main floor will feature an amazing great room with soaring vaulted ceilings and modern linear gas fireplace. The custom kitchen has a large center island, custom cabinetry, high-end appliances and an incredible butler's pantry. There is a main floor office/study, large dining area, huge mudroom, & 2-piece powder room. There is a large wraparound deck off of the great room - half of it covered while the other half will allow you to enjoy the bright sunshine overlooking your large backyard. Upstairs the primary suite will be the perfect place to unwind - with room for a king-sized bed and offering a spa-inspired 5-piece ensuite plus a huge walk-in closet with custom built-ins. There are 2 additional bedrooms, a 5-piece bathroom, plus a large front bonus room. The large undeveloped basement will offer lots of opportunity for your future development. The oversized 3-car garage has lots of room for all of your toys. With many parks & pathways, Monterra is a lovely community with amazing views! N/A Real Broker				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123