



THE
A-TEAM

**RE/MAX
FIRST**

12 MONTERRA Rise, Rural Rocky View County T4C 0H2

MLS®#: **A2113932**

Area: **Monterra**

Listing Date: **04/11/24**

List Price: **\$1,698,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **3,536**
Low Sqft:
Ttl Sqft: **3,536**

DOM

254
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **12,196 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Other**
Ext Feat: **Other**

Construction: **Cement Fiber Board,See Remarks,Wood Frame**
Flooring: **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:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`0" x 16`0"	Great Room	Main	20`0" x 17`0"
Breakfast Nook	Main	16`0" x 8`0"	Bonus Room	Second	16`6" x 15`0"
Den	Main	13`0" x 13`0"	Bedroom - Primary	Second	17`0" x 16`6"
Bedroom	Second	13`0" x 12`6"	Bedroom	Second	13`0" x 12`10"
Laundry	Second	12`0" x 8`0"	2pc Bathroom	Main	
5pc Ensuite bath	Second		5pc Bathroom	Second	

Legal/Tax/Financial

Condo Fee: \$135	Title: Fee Simple	Zoning: R-1
	Fee Freq: Monthly	

Legal Desc: **0810165**

Remarks

Pub Rmks: **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 wrap-around 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!**

Inclusions: **N/A**

Property Listed By: **Real Broker**

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