



THE  
**A-TEAM**

**RE/MAX  
FIRST**

#### 4 MONTERRA Rise, Rural Rocky View County T4C 0H2

MLS®#: **A2116079**

Area:

Listing **04/04/24**

List Price: **\$1,899,900**

Status: **Active**

County: **Rocky View County**

Date:  
Change: **+\$100k, 08-May**

Association: **Fort McMurray**



##### General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**3,887**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**3,887**

Lot Information

Lot Sz Ar:

**13,068 sqft**

Lot Shape:

##### DOM

**43**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

##### Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Landscaped**

**Driveway,Garage Door Opener,RV Garage,Triple Garage Attached**

##### Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Public Sewer**

Ext Feat: **Other**

Construction:

**Composite Siding,Stone,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

**Co-operative**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**

Int Feat:

**Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

##### Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 19`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 19`2"</b>
<b>Great Room</b>	<b>Main</b>	<b>17`2" x 16`8"</b>	<b>Office</b>	<b>Main</b>	<b>11`3" x 13`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`8" x 13`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>21`0" x 11`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>21`1" x 11`3"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`0" x 12`0"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>12`4" x 8`5"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`2" x 14`2"</b>
<b>Library</b>	<b>Upper</b>	<b>6`7" x 12`9"</b>			

Condo Fee: <b>\$135</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC36</b>
Legal Desc:	<b>0810165</b>	Remarks
Pub Rmks:	<b>Welcome to the Lily, a brand-new home by Aspen Creek Custom Homes. Offering over 3,700 square feet of finished living space, this executive home boasts three bedrooms, all with ensuite bathrooms, and an additional 1,741 square feet of developable space on the lower level. Situated on a corner lot, this home has stunning curb appeal, including an oversized triple garage with an RV bay. A perfect blend of modern and French country, the exterior seamlessly blends black accents with warm woods, stone details, soaring peaks and curved arches and roof lines. The formal foyer is a showstopper with its vaulted ceiling, airy catwalk and arched openings. The main floor features an inviting open floor plan, expansive hardwood floors and designer touches throughout. An impressive great room boasts twelve-foot ceilings, numerous oversized windows and a stunning two-sided gas fireplace. The designer kitchen will showcase two large islands, high-end appliances, and numerous custom touches and will be open to the dining room, which provides access to the covered deck. Also found on the main floor are a spacious home office, a walk-through butler's pantry with custom cabinetry, a large mudroom with built-in storage lockers and a private powder room. The upper level is absolutely incredible with a catwalk featuring open railing that leads to a bonus room overlooking the front foyer. The primary suite is accessed by a small staircases and elegant French doors and provides enough room for a private seating area. A very large walk-in closet is located next to the luxurious ensuite, which boasts a fully tiled shower, his-and-hers vanities and a central freestanding tub. The 'children's wing' includes a spacious laundry room and two large bedrooms with stunning ceiling details, walk-in closets and ensuite bathrooms. No detail will be overlooked in this remarkable, executive home. Located only five minutes North of Cochrane, this prestigious estate community offers luxury living in picturesque surroundings without sacrificing the conveniences of city living.</b>	
Inclusions:	<b>N/A</b>	
Property Listed By:	<b>Coldwell Banker Mountain Central</b>	

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

# THE LILY

3741 S.F. | 3 BEDS | 3.5 BATHS



MAIN FLOOR  
1863 S.F.



UPPER FLOOR  
1878 S.F.

