



THE
A-TEAM

**RE/MAX
FIRST**

20 MONTERRA Landing, Rural Rocky View County T4C 0G8

MLS®#: **A2116316**

Area:

Listing **04/04/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

2,374

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,374

Lot Information

Lot Sz Ar:

11,325 sqft

Lot Shape:

DOM

45

Layout

Beds:

5 (4 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Front Yard,Landscaped

Driveway,Garage Door Opener,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Public Sewer**

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Laminate,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,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
4pc Bathroom	Upper	
Kitchen	Main	14`6" x 13`5"
Great Room	Main	16`4" x 15`8"
Pantry	Main	7`9" x 6`0"
Bedroom - Primary	Upper	13`5" x 13`0"
Bedroom	Upper	11`1" x 11`9"
Family Room	Lower	15`8" x 11`7"
Bedroom	Lower	10`0" x 10`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Upper	
4pc Bathroom	Lower	
Dining Room	Main	11`7" x 15`8"
Bedroom	Main	11`1" x 12`4"
Mud Room	Main	7`1" x 9`4"
Bedroom	Upper	11`1" x 11`9"
Bonus Room	Upper	12`4" x 11`10"
Exercise Room	Lower	12`7" x 27`9"
Other	Lower	12`4" x 11`8"

Condo Fee:
\$135

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC36

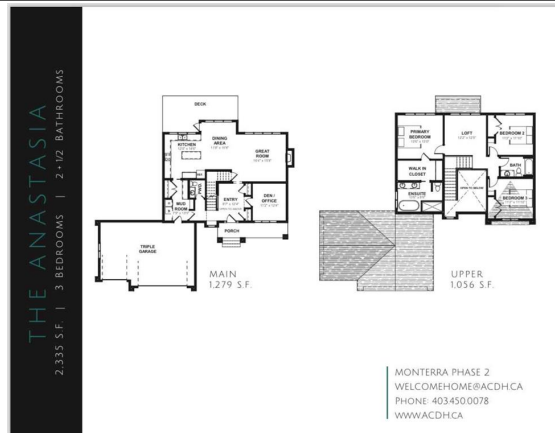
Legal Desc: **0810165**

Remarks

Pub Rmks: **Welcome to the Anastasia, a brand-new home by Aspen Creek Custom Homes. Offering over 3,500 square feet of finished living space, this Scandinavian style home boasts four bedrooms, four bathrooms and a fully finished walk out lower level. Situated on a quiet cul-de-sac, this home has stunning curb appeal, including an oversized triple, clean modern lines and a cozy front porch. The front entrance is a immediately impressive with its vaulted ceiling and grand stair case. The main floor features an inviting open floor plan, expansive hardwood floors and oversized windows to fill the home with natural light. The great room boasts a 'statement' gas fireplace and leads into the formal dining room, which provides access to the rear deck. The impressive kitchen will showcase stainless-steel appliances, numerous custom touches and a walk-through pantry. Also found on the main floor are a spacious home office, a convenient mudroom and a private powder room. The upper level is perfect for families with a bonus room separating the sleeping quarters. On one side is the primary suite, which includes a spacious bedroom, large walk-in closet and a luxurious ensuite with a fully tiled shower, his-and-hers vanities and a freestanding tub. To the other side is the 'children's wing', which offers two additional bedrooms separated by a full bathroom. A fully finished walk-out lower level completes this home with an additional bedroom and bathroom, a flex room, a games area, a custom wet bar and another living room that provides access to the covered rear patio. Located only five minutes North of Cochrane, this prestigious estate community offers luxury living in picturesque surroundings without sacrificing the conveniences of city living.**

Inclusions: **N/A**
Property Listed By: **Coldwell Banker Mountain Central**

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





Kitchen

20 Monterey Landing

Highlights of Upgrades:

- 30" Gas Range
- Custom Covered Hoodfan
- Siligranite Sink
- Waterfall Quartz on island
- Modified cabinetry layout with two-tone finish
- Floating shelves on range wall with full height tile
- Stacked cabinets to countertop flanking range
- Built in microwave with deep storage drawer below
- 2- Bin Garbage pull out
- Upgraded handles/knobs
- Upgraded backsplash tile
- Upgraded light fixtures



Kitchenaid 30" Gas Range

Appliance Package

20 Monterey Landing

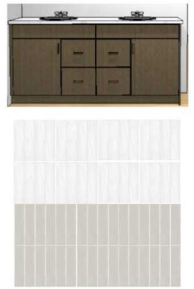


Kitchenaid Fridge



Ensuite

20 Monterey Landing



Fireplace



Hidden Door



Sherrin Williams
Crested grey
(SW 6187)



island
pendants



entry
(open to above)

Lighting



main & bsmt vanity lights



powder room



main floor
bed/den



principal suite



beds 2/3



bsmt bed/flex
rec room
bonus room
mud room/pantry