



THE
A-TEAM

**RE/MAX
FIRST**

47 MONTERRA Landing, Rural Rocky View County T4C 0G8

MLS® #: **A2116725**

Area:

Listing **04/04/24**

List Price: **\$1,449,900**

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:

1,864

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,864

Lot Information

Lot Sz Ar:

13,068 sqft

Lot Shape:

DOM

45

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Front Yard,No Neighbours Behind

Park Feat:

Driveway,Garage Door Opener,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,Tile,Vinyl Plank

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,Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Great Room

Kitchen

Mud Room

Bedroom - Primary

Family Room

Level

Main

Main

Main

Main

Lower

Dimensions

14`9" x 12`2"

13`5" x 10`2"

10`6" x 9`0"

13`11" x 12`5"

15`7" x 14`7"

Room

Dining Room

Pantry

Office

Bedroom

Game Room

Level

Main

Main

Main

Main

Lower

Dimensions

14`0" x 10`3"

7`1" x 5`8"

13`0" x 9`6"

12`0" x 10`1"

22`11" x 13`3"

Bedroom Other 3pc Bathroom	Lower Lower Main	15`3" x 13`3" 11`11" x 10`5"	Bedroom 5pc Ensuite bath 4pc Bathroom	Lower Main Lower	13`11" x 12`6"
Legal/Tax/Financial					
Condo Fee: \$135		Title: Fee Simple Fee Freq: Monthly		Zoning: DC36	
Legal Desc:	0810165	Remarks			
Pub Rmks:	OPEN HOUSE SATURDAY MAY 11TH AND SUNDAY MAY 12TH FROM 2-4PM! Welcome to the Cole, a brand-new bungalow home by Aspen Creek Custom Homes. Offering over 3,500 square feet of finished living space, this executive home boasts four bedrooms with the option to use the main floor den as a fifth and the lower-level flex room as a sixth, three bathrooms and a fully finished walk-out basement backing onto an environmental reserve. Located on one of the most desirable lots in the community, this home sits on a quiet cul-de-sac and overlooks a treed green space and lake. The oversized triple garage leads into a spacious mudroom with built-in storage lockers and a convenient butler’s pantry that provides access to the kitchen. The main floor features an inviting open floor plan, expansive hardwood floors and ten-foot ceilings. The designer kitchen showcases spacious quartz countertops, full-heigh ‘putty’ coloured cabinets, gleaming stainless-steel appliances and a large eat-up island. An elegant dining room provides access to the fantastic, covered deck, which looks out over the tranquil green space behind the home. The great room showcases a designer gas fireplace with a stylish tile surround and a wood mantle flanked on either side by floating shelves. The main floor primary suite boasts an elegant feature wall with custom moldings, a very large walk-in closet and a spectacular ensuite with a fully tiled shower, his-and-hers vanities, heated floors and a freestanding tub. Also found on the main floor are a spacious home office, a second bedroom and a full bathroom. The walk-out lower-level is ideal for entertaining and includes a custom wet bar, two bedrooms, a full bathroom and an additional ‘flex room’ that could be used as a home gym, a second office or a sixth bedroom. 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: Property Listed By:	N/A Coldwell Banker Mountain Central				

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







