



THE
A-TEAM

**RE/MAX
FIRST**

11 MONTERRA Way, Rural Rocky View County T4C0H1

MLS® #: **A2122436**

Area: **Monterra**

Listing Date: **04/12/24**

List Price: **\$1,299,999**

Status: **Active**

County: **Rocky View County**

Change: **-\$1, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,737

2024

Low Sqft:

Ttl Sqft:

1,737

Year Built:

Lot Information

Lot Sz Ar:

12,196 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Landscaped

Triple Garage Attached

DOM

37

Layout

Beds:

3 (1 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

3

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **BBQ gas line**

Construction: **Composite Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer**
Int Feat: **Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`1" x 4`11"	4pc Ensuite bath	Main	14`0" x 15`5"
Office	Main	14`0" x 10`11"	Dining Room	Main	10`4" x 17`0"
Foyer	Main	7`9" x 16`10"	Kitchen	Main	11`7" x 16`11"
Laundry	Main	9`6" x 6`0"	Living Room	Main	12`11" x 17`0"
Mud Room	Main	6`1" x 11`5"	Bedroom - Primary	Main	14`0" x 13`2"
Walk-In Closet	Main	7`8" x 7`4"	4pc Bathroom	Basement	14`2" x 4`10"

Bedroom
Exercise Room
Furnace/Utility Room

Basement
Basement
Basement

14`1" x 11`7"
14`8" x 11`1"
12`8" x 13`7"

Bedroom
Game Room

Basement
Basement

14`3" x 11`7"
33`5" x 16`2"

Legal/Tax/Financial

Condo Fee:
\$135

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC36

Legal Desc: **0810165**

Remarks

Pub Rmks: **Welcome to 11 Monterra Way, an exquisite bungalow nestled in the heart of Monterra, just a block from Cochrane Lake. Expertly finished by Cornerstone Homes, with luxurious amenities and stunning views, this home offers the epitome of comfort and elegance. Upon entering, you are greeted by over 3000 square feet of meticulously developed living space. The main floor features a spacious layout, accentuated by soaring ceilings and abundant natural light. A gourmet kitchen awaits, complete with high-end appliances, quartz countertops, and ample storage space. Entertain guests in the elegant dining area or unwind in the cozy living room beside the gas fireplace. All under vaulted ceilings with wood beam accents. The master suite is a sanctuary of relaxation, featuring a lavish ensuite bathroom and walk-in closet. Two additional bedrooms and two full bathrooms provide plenty of space for family or guests. Need to work from home? No problem - this home includes a dedicated office space, ensuring productivity and privacy. Fitness enthusiasts will appreciate the convenience of the onsite gym/flex room with rubber floor and fan, perfect for maintaining a healthy lifestyle without ever leaving home. In the basement you will also find a second fireplace and a wet-bar. Step outside to discover the true beauty of this property. The south-facing yard offers a serene escape, while the deck provides breathtaking views of the surrounding mountains. Whether you're hosting a barbecue or simply enjoying a quiet morning coffee, this outdoor space is sure to impress. Landscaping will be completed when weather permits and is included in the price. Quick possession bungalows are very rare in Monterra, so if you are looking to join this wonderful community, don't hesitate, book your showing today!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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







