



THE
A-TEAM

**RE/MAX
FIRST**

134 MONTENARO Crescent, Rural Rocky View County T4C 0A5

MLS® #: **A2131005** Area: **Monterra** Listing Date: **05/10/24** List Price: **\$1,299,000**
 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: **2009**
 Lot Information
 Lot Sz Ar: **16,988 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Insulated, Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **3,770**
 Low Sqft:
 Ttl Sqft: **3,770**

DOM

48
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Utilities and Features

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

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Hardwood, Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`8" x 12`1"	Office	Main	14`2" x 14`1"
Bedroom - Primary	Main	16`3" x 20`4"	Living Room	Main	18`1" x 18`10"
Dining Room	Main	10`9" x 19`6"	Kitchen	Main	12`6" x 16`7"
Breakfast Nook	Main	8`3" x 13`0"	Laundry	Main	6`4" x 13`0"

Bedroom	Upper	12`9" x 15`2"	Bedroom	Upper	12`8" x 15`0"
Bedroom	Upper	12`0" x 15`5"	Laundry	Upper	5`5" x 5`10"
Bonus Room	Upper	11`10" x 19`9"	Bedroom	Lower	16`0" x 16`1"
Bedroom	Lower	13`0" x 14`8"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-36

Legal Desc: **0513169**

Remarks

Pub Rmks: **This large 6 BEDROOM / 5 BATHROOM family home is nestled on a quiet street and sits on a huge lot with no back neighbours. This amazing home is great for large families as it gives everyone their own space yet easily brings the whole family together for dining and entertaining. The front entry is welcoming and spacious, and for those who work from home there's a LARGE, PRIVATE OFFICE as you enter. The bright living room offers beautiful built-in shelving surrounding a cozy stacked stone fireplace. The incredible CHEF'S KITCHEN is complete with granite counters, wood cabinets with new soft close drawers and doors, stainless steel appliances including gas cooktop, built in wall ovens and a handy beverage fridge. From here you can enjoy access to a large south facing back deck with stairs down to the yard. The formal dining room is grand with plenty of space to host large gatherings of friends and family. The primary suite is also on the main floor and has new hardwood floors plus an abundance of space for a sitting area, another gas fireplace, a private balcony, a 5 piece ensuite and new custom walk-in closet. There's a spacious laundry room, huge back closet which doubles as a pantry and a 2 piece bathroom also on the main floor. The stairs have new carpet and the entire upper level also has new hardwood flooring. Here you'll find 3 large bedrooms, 2 full bathrooms and a central bonus room with a third fireplace and skylight, plus a convenient SECOND LAUNDRY ROOM. The lower level is PARTLY FINISHED with two more bedrooms, a full bathroom, plus a MASSIVE REC SPACE awaiting your final touch. There's also another rough in for a bathroom located near the east bedroom. The yard is fully fenced and beautifully landscaped, complete with HOT TUB and CUSTOM STORAGE which could double as a playhouse for the kids. The TRIPLE CAR GARAGE features an extra long bay to fit a truck or landscape trailer, in-floor heat, and tons of storage. Don't miss out on this opportunity!**

Inclusions: **refrigerator, gas stove, dishwasher, microwave, beverage fridge, washer(2) & dryer(2), garage control(s)with opener, window coverings**

Property Listed By: **CIR Realty**

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









