



THE
A-TEAM

**RE/MAX
FIRST**

47 MONTERRA Link, Rural Rocky View County T4C 0G7

MLS®#: **A2138577**

Area: **Monterra**

Listing Date: **06/21/24**

List Price: **\$1,150,000**

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: **11,325 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Triple Garage Attached**

DOM

9

Layout

Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer: **Sewer**
Ext Feat: **None**

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

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
Int Feat: **Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities: **Cable Available, Electricity Available, Natural Gas Available, Garbage Collection, Phone Available, Sewer Available, Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`3" x 12`9"	Dining Room	Main	12`10" x 12`0"
Living Room	Main	17`1" x 13`4"	Breakfast Nook	Main	8`11" x 8`11"
Family Room	Main	16`7" x 16`2"	Laundry	Main	7`10" x 6`1"
Office	Main	11`10" x 10`6"	Game Room	Basement	35`5" x 15`4"
Exercise Room	Basement	15`5" x 10`0"	Storage	Basement	10`8" x 7`1"

Bedroom - Primary
Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Main
Upper
Basement
Main
Upper

14`4" x 11`10"
11`11" x 10`5"
13`6" x 10`11"
6`9" x 5`5"
10`2" x 5`5"

Bedroom
Bedroom
Bedroom
5pc Ensuite bath
4pc Bathroom

Upper
Upper
Basement
Main
Basement

11`11" x 10`7"
12`11" x 11`2"
12`3" x 10`11"
12`3" x 11`10"
10`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0810165**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this exquisite home in the prestigious community of Monterra, nestled on a sprawling 0.26-acre lot. Upon entering this two-story home, you are greeted by a welcoming dining room, your own secluded living room with floor to ceiling windows, an office, the master suite on the main floor, complete with a luxurious 5-piece ensuite, with in-floor heating and a laundry room right across the hall for your convenience. This home showcases \$30,000 worth of new engineered hardwood floors, Hunter Douglas power blinds, a Lennox air conditioner (installed in 2023), and a Brock furnace with dual zones (2023). The living room, with its cozy gas fireplace, offers a perfect space for relaxation. The gourmet kitchen is a chef's dream, equipped with quartz countertops, a gas stove, microwave, and new dishwasher (2022). Central vacuum with attachments complete the homes functionality. Upstairs, the children's wing includes three bedrooms, one with vaulted ceilings, and a full bathroom ensuring ample space and comfort for the entire family. The professionally finished basement is another highlight of this home, offering in-floor heating, two additional bedrooms, a family room with a gas fireplace, and a custom games area with a hide-and-seek hutch for storage. The basement also features a wet bar with a high-end bar fridge and a microwave for your convenience. A built-in bench with a table in the family room nook for games night and a dedicated workout room completes this versatile space. This residence boasts a heated triple car garage and a meticulously maintained 8-zone irrigation system, and is also complete with impact-resistant shingles (installed in 2016), ensuring durability and peace of mind. Experience the perfect blend of luxury, comfort, and functionality in this stunning Monterra residence. Schedule your viewing today and make this dream home your own!**
 Inclusions: **Microwave in Basement, TV Wall Mounts Attached, 8 Zone Irrigation System, Hunter Douglas Automatic Blind(s), All Lighting Fixtures Attached**
 Property Listed By: **eXp Realty**

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











