



THE
A-TEAM

**RE/MAX
FIRST**

51 MONTERRA Link, Rural Rocky View County T4C 0G8

MLS®#: **A2158667**

Area: **Monterra**

Listing Date: **08/29/24**

List Price: **\$1,075,000**

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**

Finished Floor Area
Abv Sqft: **2,552**
Low Sqft:
Ttl Sqft: **2,552**

DOM

20
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

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

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Landscaped,Level,Street Lighting,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`2" x 11`7"
Living Room	Main	16`6" x 15`0"
Office	Main	12`11" x 10`8"
Family Room	Lower	16`5" x 14`5"
Furnace/Utility Room	Lower	10`1" x 6`0"
Bedroom	Upper	11`8" x 10`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`0" x 9`6"
Mud Room	Main	10`0" x 7`7"
Laundry	Upper	8`10" x 8`7"
Game Room	Lower	18`0" x 12`10"
Bedroom - Primary	Upper	15`0" x 13`8"
Bedroom	Upper	11`8" x 10`10"

Bedroom
4pc Bathroom
4pc Bathroom
Flex Space

Upper
Upper
Lower
Lower

14`9" x 11`0"
8`6" x 8`3"
8`2" x 4`11"
13`10" x 10`6"

2pc Bathroom
5pc Ensuite bath
Flex Space

Main
Upper
Lower

5`11" x 5`5"
13`11" x 12`9"
13`3" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$135

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: **0810165**

Remarks

Pub Rmks:

Welcome to 51 Monterra Link! From top to bottom, this home is designed for LUXURY and COMFORT. Upon arrival, you'll immediately notice the stunning CURB APPEAL, complete with a TRIPLE-CAR GARAGE and plenty of space for the kids to run and play! As you step inside, you'll feel right at home, greeted by a SPACIOUS FRONT ENTRYWAY and a main floor OFFICE. The home's OPEN CONCEPT design features warm accents and bright walls, creating the perfect balance. LARGE WINDOWS throughout let in an abundance of NATURAL LIGHT, while the GAS FIREPLACE in the living room keeps you warm all winter long and serves as a stunning feature wall when not in use. The kitchen is a chef's dream, complete with a large KITCHEN ISLAND, STAINLESS STEEL APPLIANCES, beautiful LIGHTING, and a COFFEE BAR with a WALK-IN PANTRY. This home offers plenty of space for everyone, with 4 BEDROOMS UPSTAIRS, each featuring generous room sizes. The MASTER BEDROOM is a true retreat, boasting a beautifully done FEATURE WALL, a large ENSUITE, and a WALK-IN CLOSET that provides both comfort and privacy. The FULLY FINISHED BASEMENT is cozy with plush carpeting, another GAS FIREPLACE with built-in shelving units, and a spacious REC AREA perfect for family games of pool. The basement also includes two FLEX ROOMS and a FULL BATHROOM. Step outside to enjoy the .26-ACRE YARD, which is FULLY FENCED and features a deck off the back of the home and a side deck with a pergola—perfect for relaxing outdoors. A shed is also included to store your garden tools or toys. This home is perfect for growing families or those looking to retire in style with space for the grandkids. Don't miss out on this incredible home—book your showing today!

Inclusions:
Property Listed By:

All Lighting Fixtures Attached, All Window Coverings (Included Blinds, Curtains and Curtain Rods)
eXp Realty

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









