



THE
A-TEAM

**RE/MAX
FIRST**

11 MONTERRA Way, Rural Rocky View County T4C0H1

MLS®#: **A2160582** Area: **Monterra** Listing Date: **09/12/24** List Price: **\$1,295,000**
 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: **2024**
 Lot Information
 Lot Sz Ar: **12,196 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **1,737**
 Low Sqft:
 Ttl Sqft: **1,737**

DOM

7
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** Construction: **Composite Siding, Wood Frame**
 Heating: **In Floor, Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **BBQ gas line** 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

Room	Level	Dimensions	Room	Level	Dimensions
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	Basement	14`1" x 11`7"	Bedroom	Basement	14`3" x 11`7"
Exercise Room	Basement	14`8" x 11`1"	Game Room	Basement	33`5" x 16`2"
Furnace/Utility Room	Basement	12`8" x 13`7"			

Condo Fee:
\$135

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC36

Legal Desc: **0810165**

Remarks

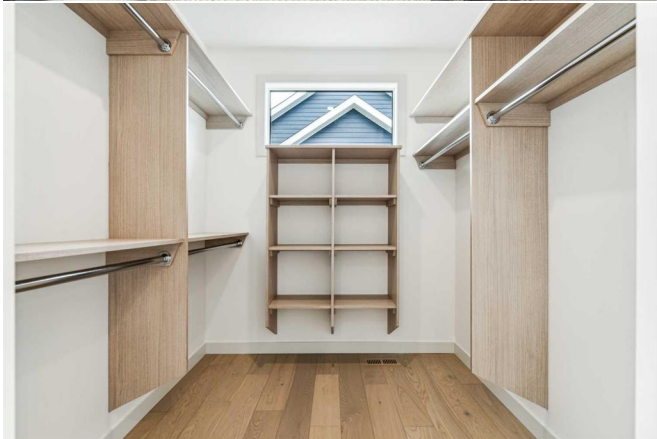
Pub Rmks: **Discover 11 Monterra Way, a beautifully crafted bungalow in the desirable Monterra community, just steps from Cochrane Lake. This home, built by Cornerstone Homes, blends luxury with functionality, offering over 3000 sq ft of thoughtfully designed living space. Upon entry, you'll be welcomed by soaring ceilings and abundant natural light, enhancing the spacious main floor. The gourmet kitchen boasts top-tier appliances, quartz countertops, and ample storage, perfect for the home chef. Enjoy meals in the sophisticated dining area or relax by the gas fireplace in the living room under the charm of vaulted ceilings with wood beam accents. The primary bedroom is a peaceful retreat with a spa-inspired ensuite and a generous walk-in closet. With two more bedrooms and two additional full bathrooms, this home offers flexibility for family or guests. Working from home is made easy with a dedicated office space ensuring focus and privacy. Fitness enthusiasts will love the home gym/flex room in the basement, complete with rubber flooring and a ceiling fan. The lower level also features a second fireplace and a wet bar, ideal for entertaining. Step outside to a fully landscaped, south-facing backyard with an irrigation system, offering mountain views and a deck that's perfect for morning coffee or evening gatherings. Quick possession bungalows in Monterra are a rare find—schedule your showing today and become part of this wonderful community!**

Inclusions: **NA**
Property Listed By: **Real Broker**

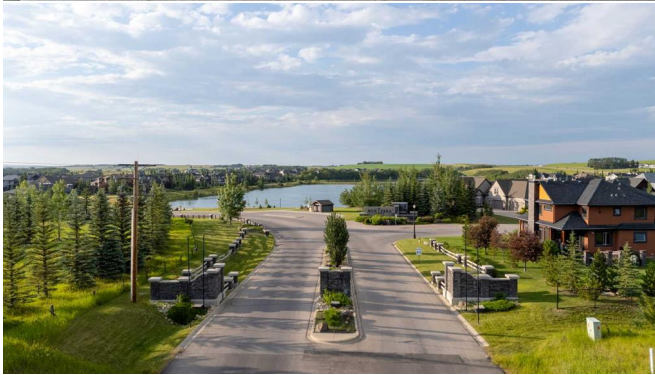
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











11 Monterra Way, Cochrane, AB

Main Floor Exterior Area 1720.70 sq ft
Interior Area 1024.34 sq ft
Excluded Area 1200.10 sq ft



PREPARED: 20240412

White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11 Monterra Way, Cochrane, AB

Basement (Below Grade) Exterior Area 1052.05 sq ft
Interior Area 1402.29 sq ft



PREPARED: 20240412

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