



THE
A-TEAM

**RE/MAX
FIRST**

39 MONTENARO Bay, Rural Rocky View County T4C 0A5

MLS® #: **A2167978**

Area: **Monterra**

Listing Date: **09/21/24**

List Price: **\$1,399,900**

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: **2007**

Finished Floor Area

Abv Sqft: **2,932**
Low Sqft:
Ttl Sqft: **2,932**

DOM

7

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **21,344 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard, Cul-De-Sac, Lake, Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Yard Drainage, Private, Secluded, Views, Waterfront**

Park Feat:

Additional Parking, Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached

Utilities and Features

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

Construction: **Composite Siding, Stone, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, 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>
2pc Bathroom	Main	5`4" x 4`11"	Dining Room	Main	20`6" x 13`6"
Foyer	Main	13`0" x 9`1"	Kitchen	Main	23`2" x 17`0"
Laundry	Main	7`7" x 7`10"	Living Room	Main	16`1" x 19`6"

Mud Room	Main	10`1" x 13`7"	Office	Main	12`2" x 11`6"
5pc Bathroom	Upper	11`8" x 11`3"	5pc Ensuite bath	Upper	20`8" x 13`11"
Bedroom	Upper	13`0" x 15`5"	Bedroom	Upper	14`7" x 11`6"
Bedroom - Primary	Upper	15`10" x 16`6"	Walk-In Closet	Upper	10`11" x 6`0"
4pc Bathroom	Lower	7`11" x 4`11"	Other	Lower	3`2" x 10`7"
Bedroom	Lower	10`8" x 10`3"	Bedroom	Lower	9`10" x 10`4"
Game Room	Lower	20`6" x 5`9"			

Legal/Tax/Financial

Condo Fee: **\$160** Title: **Fee Simple** Zoning: **DC(36)**

Fee Freq:
Monthly

Legal Desc: **0513169**

Remarks

Pub Rmks: **Welcome to 39 Montenaro Bay - a spectacular estate home perfectly positioned on an almost half acre view lot with LAKE and MOUNTAIN VIEWS. What a stunner - even for the most discriminating buyer - you don't want to miss this one! Backing onto the water is this beautiful 2-storey walkout home with over 3800 square feet of developed, luxurious, living space. From the second you walk through the front door, you'll know in your heart that this is your FOREVER HOME. Instant views of the LAKE and ROCKY MOUNTAINS greet you and draw you further inside. Pride of ownership is evident. This custom designed home boasts many amazing features including a spacious entrance w/ soaring cathedral ceilings, gorgeous, rich dark stained hardwood floors throughout the main floor common areas, and extensive trim, casings and millwork in timeless fir. A convenient and roomy office w/ dbl french doors is just off the entry, with ample space for two to work at home. Enter the main living area, where a gourmet kitchen with stunning cherry wood cabinetry, Jenn-Air fridge, Viking gas range, granite counter tops, a huge prep/serving island w/breakfast bar and a walk-in pantry with built in shelving await you. The breakfast nook can manage a large table, and is adjacent to the entrance to the huge 2-tiered deck, overlooking the waterscape. Perfect for entertaining! The openness of the floorplan and large windows add to a real sense of space - no cramped areas here! A large family room is adjacent to the kitchen area, with coffered ceiling & a beautiful stone-to-ceiling dbl sided gas fireplace that separates the great room from the formal dining room, comfortably boasting room for 10 for dinner. An inconspicuous 2 piece powder room, main floor laundry rm and large mud room complete the main floor. Upstairs, the primary bedroom features its own private balcony, allowing the intoxicating views to envelope you, as well as a romantic floor to ceiling stone fireplace. The luxurious spa-like ensuite with massive glass & tile shower w/ body jets, also includes a massage-thermal soaker tub, heated floors, a dbl vanity and make up desk with granite counters. The large walk-in closet is nicely outfitted w/ built-in drawers, shelves and hanging racks. 2 additional upper bedrooms share a huge 5 pce Jack 'n' Jill bath w/ dbl sinks, large soaker tub and separate shower. The lower level is fully finished with in slab heat, and includes an awesome family room with wood burning stove, bar area, and room for a pool table! 2 additional beautiful bedrooms down, and a full 4 pce bath round out this floor. The walkout entrance leads to a large covered patio area, gas firepit, large enclosed outdoor storage area, and a huge fenced & landscaped back yard. Add to this central A/C, an irrigation system, a heated triple attached garage with epoxy floors, aggregate driveway, and gorgeous curb appeal, and you have the essence of perfection. Come and take a look!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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











