



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 MONTERRA Landing, Rural Rocky View County T4C 0G8**

MLS®#: **A2169668**      Area: **Monterra**      Listing Date: **10/01/24**      List Price: **\$1,299,900**  
 Status: **Active**      County: **Rocky View County**      Change: **+\$50k, 28-Oct**      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: **11,325 sqft**  
 Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard**  
 Park Feat: **Triple Garage Attached**

DOM

**81**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Microwave,Microwave Hood Fan,Range Hood,Refrigerator**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,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>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 12`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`8" x 11`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 15`7"</b>	<b>Other</b>	<b>Main</b>	<b>12`3" x 11`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`3" x 8`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`3" x 7`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`4" x 11`9"</b>	<b>Family Room</b>	<b>Main</b>	<b>27`9" x 12`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`7" x 13`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`10" x 9`0"</b>

**Bedroom - Primary**  
**Bedroom**  
**Bedroom**  
**4pc Bathroom**  
**4pc Bathroom**

**Upper**  
**Upper**  
**Basement**  
**Upper**  
**Basement**

**13`4" x 12`11"**  
**11`9" x 11`0"**  
**12`3" x 11`8"**  
**9`6" x 5`11"**  
**8`9" x 4`11"**

**Bedroom**  
**Bedroom**  
**2pc Bathroom**  
**5pc Ensuite bath**

**Upper**  
**Basement**  
**Main**  
**Upper**

**11`9" x 11`0"**  
**10`4" x 9`11"**  
**5`10" x 5`2"**  
**13`5" x 8`7"**

Legal/Tax/Financial

Condo Fee:  
**\$135**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**R-1**

Legal Desc: **0810165**

Remarks

**Pub Rmks:** **OPEN HOUSE SATURDAY 2PM - 4PM - Discover your dream home in the DESIRABLE COMMUNITY OF MONTERRA! This BRAND NEW, QUICK POSSESSION, NEVER-BEEN-LIVED-IN HOME sits on a generous 0.26 ACRE LOT, offering the perfect blend of modern elegance and cozy warmth. Step through the front door and be wowed by this home's GRAND ENTRANCE, featuring soaring high ceilings, an elegant open staircase, and a spacious foyer with an open-to-below design. Large windows flood the space with AMPLE NATURAL LIGHT, showcasing the light-colored LUXURY VINYL PLANK FLOORS and inviting wall tones. To the right as you enter you will find an OFFICE on the MAIN FLOOR or a space that can be converted to a BEDROOM as it offers a built in closet and a large window letting in lots of natural light. The heart of this home is its striking TWO-TONED KITCHEN, a CUSTOM RANGE HOOD FAN featuring white and light wood finishes, WATERFALL QUARTZ COUNTERS, and stainless steel appliances. The spacious layout is ideal for casual gatherings, making it a chef's dream! The WALK-THRU PANTRY with MDF shelving leads to a well-appointed MAIN FLOOR LAUNDRY ROOM with UPPER CABINETRY and a COUNTERTOP for functionality. This area also leads you to the sought after TRIPLE CAR GARAGE. In the living room, you'll find a beautiful GAS FIREPLACE with light woods, a mantle, and TILE ACCENTS, flanked by BUILT-IN WOOD SHELVING that adds both style and function. Upstairs, a versatile BONUS ROOM with large windows provides a perfect retreat, alongside the primary suite and two additional bedrooms and a stylish 4-PIECE GUEST BATHROOM. The MASTER SUITE is a true sanctuary, with a stunning FEATURE WALL, a generous WALK-IN CLOSET, and a luxurious 5-PIECE ENSUITE with a SOAKER TUB and a glass-enclosed TILED SHOWER. The fully FINISHED WALKOUT BASEMENT expands your living space even further, featuring a WET BAR, two additional bedrooms, and another chic 4-PIECE BATHROOM. This home can function as a 6 BEDROOM HOME or a 5 BEDROOM + AN OFFICE and is the perfect blend of comfort and modern amenities, ready for you to make it your own. Don't miss out on this exceptional opportunity in Monterra!**

Inclusions:  
 Property Listed By: **All Lighting Fixtures Attached**  
**eXp Realty**

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







