



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: **\$1,250,000**
 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: **11,325 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Backs on to Park/Green Space,Creek/River/Stream/Pond**
 Park Feat: **Triple Garage Attached**

DOM

17
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: **Dishwasher,Gas Range,Microwave,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>
Kitchen	Main	14`6" x 12`5"	Dining Room	Main	15`8" x 11`7"
Living Room	Main	16`4" x 15`7"	Office	Main	12`3" x 11`0"
Foyer	Main	12`3" x 8`4"	Mud Room	Main	9`3" x 7`0"
Bonus Room	Upper	12`4" x 11`9"	Family Room	Main	27`9" x 12`6"
Game Room	Basement	15`7" x 13`2"	Furnace/Utility Room	Basement	11`10" x 9`0"

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: 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. The heart of this home is its striking **TWO-TONED KITCHEN**, 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. In the living room, you'll find a beautiful **GAS FIREPLACE** with light woods, a mantle, and **TILE ACCENTS**, flanked by **BUILT-IN SHELVING** that adds both style and function. Upstairs, a versatile **BONUS ROOM** with large windows provides a perfect retreat, alongside 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 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







