



THE
A-TEAM

**RE/MAX
FIRST**

122 MONTENARO Crescent, Rural Rocky View County T4C 0A5

MLS® #: **A2171354** Area: **Monterra** Listing Date: **10/16/24** List Price: **\$1,099,900**
 Status: **Active** County: **Rocky View County** Change: **-\$25k, 19-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **14,810 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Lake,Front Yard,Landscaped,Level,Rectangular Lot,Views**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **2,622**
 Low Sqft:
 Ttl Sqft: **2,622**

DOM

75
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: **Sewer** Water Source: **Public**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Range,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`7" x 9`7"	Bonus Room	Main	12`2" x 17`5"
Dining Room	Main	11`8" x 12`11"	Kitchen With Eating Area	Main	15`7" x 16`1"
Living Room	Main	12`6" x 15`5"	Office	Main	10`0" x 9`6"
Mud Room	Main	4`3" x 5`5"	Bedroom - Primary	Upper	11`8" x 15`2"
Bedroom	Upper	9`3" x 15`10"	Bedroom	Upper	13`7" x 12`6"

Bedroom
Family Room
2pc Bathroom
5pc Ensuite bath

Upper
Lower
Main
Upper

12`2" x 9`10"
14`8" x 46`0"
5`7" x 5`5"
11`8" x 10`2"

Laundry
Exercise Room
4pc Bathroom
3pc Bathroom

Lower
Lower
Upper
Lower

15`1" x 8`8"
18`11" x 9`4"
4`11" x 9`10"
7`8" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$160

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-36

Legal Desc: **0513169**

Remarks

Pub Rmks: **Welcome to MonTerra of Cochrane Lake a beautifully designed stately neighbourhood surrounded by nature with many amenities such as kms of walking paths, beautiful scenery, Cochrane Lake, playground, community BBQ area and quick access to Cochrane, Calgary and the Rocky Mountains! This gorgeous upgraded home is located in phase one and backs onto a huge private acreage with MOUNTAIN VIEWS and no homes behind providing PRIVACY and SERENITY.. Located on approx. 1/3 of an acre, this fully finished home offers four bedrooms, 3.5 bathrooms, home theatre, gym, office, triple car garage and much more! The main floor has dramatic soaring ceilings which will captivate anyone who walks in the front door. When you first walk in you will find the formal living room and dining room. The newly renovated white and bright kitchen features quartz counters, gas range with hood fan, built in oven and convection oven, SS appliances and loads of cabinets and counter space. The cozy family room is home to a fireplace and overlooks the large back yard and views to the south/west. All four bedrooms upstairs are large in size and the primary features a 5 piece en-suite featuring a large jetted soaker tub, dual vanity and stand up shower. The primary suite is completed with a generous sized walk in closet. The basement is fully finished and has plenty of space for your pool table, games area, crafts or movie nights; the perfect place to entertain! There is also a home gym that easily converts into a 5th bedroom. There is a beautiful 3 pc bathroom as well as the large laundry room with plenty of storage cabinets and countertops. The attached triple car garage is also drywalled and insulated, perfect for storing all your vehicles and toys! The backyard is south/west facing and nicely landscaped. A great place for your kids and pets to play!**

Inclusions: **dishwasher, refrigerator, gas range, range hood, wall oven, dryer, washer, wine fridge, window coverings, garage control(s), projector screen, projector**
Property Listed By: **CIR Realty**

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











