



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2184718**

Area: **Monterra**

Listing Date: **01/21/25**

List Price: **\$1,975,000**

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: **2025**  
Lot Information  
Lot Sz Ar: **13,939 sqft**  
Lot Shape:

Access:  
Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **2,679**  
Low Sqft:  
Ttl Sqft: **2,679**

DOM

**48**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **Bungalow**

Parking  
Ttl Park: **8**  
Garage Sz: **3**

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Environmental Reserve,Gentle Sloping,Irregular Lot**  
**Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer: **Sewer**  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Wine Refrigerator**  
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`4"
Bedroom - Primary	Main	13`8" x 15`8"
Kitchen	Main	11`6" x 20`8"
Laundry	Main	10`4" x 5`11"
4pc Bathroom	Second	9`9" x 4`11"
Flex Space	Second	11`7" x 20`0"
3pc Bathroom	Basement	12`4" x 5`0"
Bedroom	Basement	12`7" x 12`0"
Media Room	Basement	19`0" x 16`4"

Room	Level	Dimensions
5pc Ensuite bath	Main	13`8" x 17`10"
Dining Room	Main	10`0" x 18`11"
Living Room	Main	13`3" x 18`11"
Den	Main	11`11" x 10`9"
Bedroom	Second	13`11" x 12`7"
Bedroom	Second	16`5" x 16`2"
Bedroom	Basement	10`8" x 12`5"
Family Room	Basement	24`3" x 22`4"
Game Room	Basement	18`2" x 14`10"

Condo Fee:  
**\$135**

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

Zoning:  
**R1**

Legal Desc: **0810165**

Remarks

Pub Rmks: **Introducing 43 Monterra Landing, a masterpiece of luxury living nestled in the serene community of Monterra. Skillfully constructed by the renowned Elk Park Homes, this brand-new property offers over 4,400 sq. ft. of meticulously designed living space, blending modern elegance with timeless craftsmanship. Step into the grand foyer that leads to a spacious, open-concept main floor with vaulted ceilings. The heart of the home is a chef-inspired kitchen which flows seamlessly into the inviting dining area and living room that showcases an elegant gas fireplace. This area receives maximum daylight due to the many windows added to make it feel open and welcoming. From the living room exit out to a massive deck that overlooks green space and Monterra's East Lake. The primary suite occupies most of the space behind the kitchen and includes a generously sized spa-like 5-piece ensuite and walk-in closet. The main floor also includes a private office, a powder room for your guests, a spacious laundry room with ample counter space that extends from a butler's pantry and a large mudroom from the garage. The additional loft space above the garage is a game-changer. Bungalow living with added family space means this home is perfect for larger families or those in a transitional life stage. The 800+ SQ FT loft space offers an expansive second living area and two large bedrooms designed with comfort in mind. The 4pc bath means family, or guests, can enjoy some tranquility away from the main areas. The fully developed walk-out basement is an entertainer's dream, with a recreation room, a theatre room and a wet bar. The double doors lead out on to the patio with private views onto the lake. Another 2 bedrooms and full bath complete the bottom floor. The oversized triple garage ensures ample space for vehicles and storage and with 9 ft doors, you have plenty of clearance pulling in. Monterra is celebrated for its spacious lots, picturesque landscapes, and thoughtfully planned community. Located just minutes from Cochrane and a short drive to Calgary, this home offers the perfect blend of peaceful living and urban convenience. This exceptional home, built with unparalleled attention to detail by Elk Park Homes, comes with full New Home Warranty, ensuring peace of mind for years to come. Experience the pinnacle of luxury, comfort, and natural beauty at 43 Monterra Landing—this extraordinary property is ready to welcome you home.**

Inclusions:  
Property Listed By: **None  
Real Broker**

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









