



THE
A-TEAM

**RE/MAX
FIRST**

12 MONTERRA Rise, Rural Rocky View County T4C 0H2

MLS®#: **A2188549**

Area: **Monterra**

Listing Date: **01/23/25**

List Price: **\$1,698,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View**

Year Built: **2023**

Lot Information

Lot Sz Ar: **12,196 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **3,536**

Low Sqft:

Ttl Sqft: **3,536**

DOM

72

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Private Sewer**

Ext Feat: **Other**

Construction:

Cement Fiber Board,See Remarks,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Private

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer

Int Feat:

High Ceilings,Kitchen Island,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`0" x 16`0"	Living Room	Main	20`0" x 17`0"
Breakfast Nook	Main	16`0" x 8`0"	Den	Main	13`0" x 13`0"
Bonus Room	Upper	16`6" x 15`0"	Bedroom - Primary	Upper	17`0" x 16`0"
Bedroom	Upper	13`0" x 12`6"	Bedroom	Upper	13`0" x 12`10"
5pc Bathroom	Upper		5pc Ensuite bath	Upper	
2pc Bathroom	Main		Laundry	Upper	12`0" x 8`0"

Legal/Tax/Financial

Condo Fee: \$135	Title: Fee Simple Fee Freq: Monthly	Zoning: R-1
Legal Desc:	0810165	

Remarks

Pub Rmks: **Welcome to Monterra at Cochrane Lake - located just minutes from Cochrane! Award Winning Cornerstone Luxury Homes is planning construction of this beautiful new custom showhome. Situated on a 0.28 acre lot, this gorgeous two-storey family home will be sure to please. The open concept main floor will feature an amazing great room with soaring vaulted ceilings and modern linear gas fireplace. The custom kitchen has a large center island, custom cabinetry, high-end appliances and an incredible butler's pantry. There is a main floor office/study, large dining area, huge mudroom, & 2-piece powder room. There is a large wrap-around deck off of the great room - half of it covered while the other half will allow you to enjoy the bright sunshine overlooking your large backyard. Upstairs the primary suite will be the perfect place to unwind - with room for a king-sized bed and offering a spa-inspired 5-piece ensuite plus a huge walk-in closet with custom built-ins. There are 2 additional bedrooms, a 5-piece bathroom, plus a large front bonus room. The large undeveloped basement will offer lots of opportunity for your future development. The oversized 3-car garage has lots of room for all of your toys. With many parks & pathways, Monterra is a lovely community with amazing views!**

Inclusions: **N/A**
Property Listed By: **Sotheby's International Realty Canada**

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









