

# \$1,799,000 - 32 Monterra Landing, Rural Rocky View County

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MLS® #A2233460

**\$1,799,000**

4 Bedroom, 3.00 Bathroom, 1,728 sqft  
Residential on 0.45 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to this stunning property in desirable community of Monterra just north of Cochrane. Offering 1,728 sq ft of above-grade living space on a generous 0.45-acre lot. The main floor features: open-concept layout with impressive vaulted and beamed ceiling, seamlessly combining the dining room, living room, and a large, inviting kitchen. The kitchen shows 10/10 with a huge quartz island, a wall of built-ins for all of your storage needs, soft close cabinets, an induction stove, stainless steel chimney range and a beautiful tiled backsplash. The primary bedroom is a true retreat, boasting an ensuite bath with an elegant soaker tub, stand up shower and dual sinks. Follow along with a massive walk-in closet with built-in organizers. The laundry room is conveniently located on the main floor. The back entrance features built-in closet cabinets and shelves for optimal organization and storage and a dedicated exit to the heated, oversized, insulated triple garage—ideal for everyone's vehicle as well as the toys. The main floor also has an office with a view of the mountains as well as more built-in cabinets to keep all the clutter away. Step outside from the dining area to a huge deck West facing deck with breathtaking mountain views, perfect for relaxing or entertaining.

The finished basement offers additional space with two bedrooms, a spacious rec room with



direct access to a large patio, a gym / flex room that could also be converted to a third bedroom and a versatile three-season room with retractable screens for bug and weather protection. Over \$70,000 worth of upgrades in this nearly NEW home including Gemstone exterior lights, 3 season room for the downstairs patio, heated, insulated & oversized garage, custom built-in's everywhere you look, fully landscaped with underground sprinklers, spiffy window coverings throughout, an inductions stove and security camera & system. All of this sitting on nearly 1/2 an acre! This property combines luxurious finishes, functional design, and stunning natural sceneryâ€”an exceptional place to call home!

Built in 2022

**Essential Information**

MLS® #	A2233460
Price	\$1,799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,728
Acres	0.45
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	32 Monterra Landing
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T4C0G8

### **Amenities**

Amenities Gazebo, Park, Playground, Picnic Area

Parking Spaces 8

Parking Concrete Driveway, Heated Garage, Insulated, Oversized, Garage Faces Side, Triple Garage Attached

# of Garages 3

### **Interior**

Interior Features Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Induction Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting, Underground Sprinklers, Gentle Sloping

Roof Asphalt

Construction Composite Siding, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed June 22nd, 2025

Days on Market 7

Zoning R1

### **Listing Details**

Listing Office

CIR Realty

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