



GRASSROOTS
REALTY GROUP

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416 Montclair Place
Rural Rocky View County, Alberta

MLS # A2213960



\$925,000

Division:	Monterra		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,837 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.38 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 160
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC36
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island		

Inclusions: AS IS WHERE IS - SEE SCHEDULE A

Welcome to "Monterra on Cochrane Lakes"! Discover the opportunity to own in the exclusive and peaceful community of Monterra, just minutes from Cochrane and a short drive to Calgary. Surrounded by stunning mountain views, Cochrane Lake, ponds, parks, and green space, this property offers a quiet retreat from the city. Ideally located on a tranquil cul-de-sac, just two doors from pathway access and serene ponds—and only steps from Cochrane Lake—this spacious 0.38-acre south-facing lot offers beautiful natural surroundings. The home's exterior features stucco and stone, with a large aggregate driveway leading to a triple-car garage, creating excellent curb appeal. This large estate property presents endless potential. With 3,837 sq. ft. above grade and a 1,621 sq. ft. unfinished walkout basement, this home is ready for your vision and personal touch to restore it to its full potential. The main floor offers a functional layout with a kitchen open to the breakfast nook and living room, a formal dining area open to a family room, a home office, and a full bathroom. Upstairs, you'll find 3 bedrooms, 3 bathrooms, and a spacious bonus room. The generously sized primary suite includes a walk-in closet, a 5-piece ensuite, and a private balcony with lake and mountain views. Enjoy the natural beauty and recreational lifestyle that Monterra offers, with scenic ponds, winding trails, and year-round outdoor activities. This is your chance to invest in and unlock the potential of a spacious estate home in a desirable community. Please note this is a Judicial Sale—property is being sold as is.