



GRASSROOTS
REALTY GROUP

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32 Monterra Landing
Rural Rocky View County, Alberta

MLS # A2233460



\$1,799,000

Division:	Monterra		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,728 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Faces Side, Heated Garage, Insulated, Oversized		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	\$ 135
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: Security cameras & platform, Gemstone exterior lights, retractable bug screen / weather screen for 3 season room downstairs, underground sprinkler system

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 induction 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 scenery—an exceptional place to call home!