



GRASSROOTS
REALTY GROUP

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60 Montenaro Bay
Rural Rocky View County, Alberta

MLS # A2255401



\$1,325,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Monterra | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,954 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.41 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De | | |

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|--------------------|---|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Co-operative |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 185 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar | | |

Inclusions: N/A

Open House Saturday October 4th, 12-4pm Set on a quiet cul-de-sac in Monterra, this custom executive bungalow offers nearly 3,800 sq. ft. of developed living space on a 0.41-acre pie-shaped lot with pathways and pond views. Blending timeless craftsmanship with extensive recent upgrades, this home is move-in ready and designed for both comfort and entertaining. The sun-filled great room features high ceilings, expansive windows, and a stone fireplace with custom built-ins. The gourmet kitchen showcases granite counters, stainless steel appliances (including a new fridge, microwave, and dishwasher), a central island, enclosed walk-through pantry, built-in garbage compactor, in sink garburator and refreshed lighting. An elegant dining area and a bright breakfast nook make entertaining seamless. The primary suite offers a spa-inspired ensuite with a retiled shower floor, including a time-set steamer, jetted tub, dual vanities, heated towel bars, and dual walk-in closets. A dedicated main-floor office or second bedroom, 3 piece bathroom, and practical mudroom round out this level. Downstairs, the fully developed walkout offers a massive rec room, a custom wet bar, and a spacious three-season sunroom for year-round enjoyment. There are two additional bedrooms, a full bathroom, a laundry room, and a versatile flex room or office that provides ample space for family and guests. The landscaped backyard features mature trees, stone accents, and a fire pit area, with direct access to ponds and pathways for year-round recreation. The oversized triple garage is a standout, complete with hot and cold water, commercial stainless sink, 17 custom double door cabinets and abundant storage. In the past two years, this home has benefited from over \$100k in updates including new flooring, carpeting, fresh interior and exterior paint, modern lighting, and

upcoming exterior upgrades (roof, eavestroughs, and downspouts). These thoughtful improvements add to the pride of ownership and peace of mind. Monterra on Cochrane Lake is a premier community where estate living meets natural beauty. Residents enjoy peaceful surroundings, scenic walking paths, and close proximity to both Cochrane and the Rocky Mountains. This is more than a home — it's an unmatched, private executive retreat that is move-in ready! Book your showing today.