



GRASSROOTS
REALTY GROUP

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55 Monterra Cove
Rural Rocky View County, Alberta

MLS # A2260790



\$1,260,000

Division:	Monterra		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,917 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 135
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Other, Wood Frame	Zoning:	DC36
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to lakeside luxury in Monterra, where mountain views, peaceful green space, and modern design come together on a stunning 1/3 acre south-facing lot. This estate home offers over 4,100 sq. ft. of thoughtfully designed living space that captures breathtaking views from nearly every room. From the moment you walk in, you'll notice how light and scenery flood the open-concept main floor. The heart of the home is the chef's kitchen—complete with a striking curved quartz island, Bosch and Jennair appliances, and endless white cabinetry (with a built-in toe-kick vacuum for easy cleanup). The walk-through pantry connects seamlessly to a family-sized mudroom with custom lockers, making everyday living effortlessly organized. Just off the kitchen, the great room showcases panoramic lake and mountain views with a cozy fireplace for those crisp Alberta evenings. Need to work from home? A private main floor office offers quiet focus away from the buzz of daily life. Upstairs, the showstopper is the vaulted primary retreat—complete with heated floors in the spa-like ensuite and tinted windows for both comfort and privacy. Step out onto your private balcony, coffee in hand, to soak up unobstructed mountain and lake views before the rest of the house wakes. Two additional upper bedrooms and a well-placed full bathroom sit just down the hall, along with a spacious laundry room for added convenience. Downstairs, the fully finished walkout basement provides ultimate flexibility. Whether it's multigenerational living, if you want to add a separate private living quarters, room for guests, or another family hangout spot—the layout is ready, featuring two more bedrooms, a wet bar/kitchenette, second laundry, and a separate entry. Add a door and a cooktop, and you're nearly there. (A secondary suite would be subject to approval

and permitting by the municipality.) The home runs efficiently with in-floor heating, two furnaces, water softener, and solar-ready wiring. The triple garage- It's finished with epoxy flake floors, baseboard heat, and room for all your gear. Step outside to your beautifully landscaped yard with irrigation, a custom stone and wrought iron fireplace/Pizza Oven, roman paved patio, and wiring for a hot tub—your outdoor entertaining dreams await. Monterra at Cochrane Lakes is where luxury meets nature—a semi-rural setting just minutes from the city and the mountains. Book your showing today and discover why this is more than a home—it's a lifestyle.