



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

424 Montclair Place
Rural Rocky View County, Alberta

MLS # A2260878



\$1,565,000

Division:	Monterra		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,639 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, See		
Lot Size:	0.37 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Lake, Landscaped, No Neighbours Behin		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Rubber	Condo Fee:	\$ 185
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC 36
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 3 TV's (65" OLED TV with Wall Mount on Main Floor, 55" LED in Primary and 87" LED in basement), Custom Pool Table and Shuffle Board, Built-In Speakers, All Lighting Fixtures Attached, TV Wall Mount(s), Shelving and Racks in Utility RoomGarage Equipment: Tire Hangers and Suspended Racks, Garage Heater, All Shelving and Racks in Garage, Hooks, Slat boards, Shed, LED Outdoor Lighting

Welcome to this fully renovated lakefront gem in the prestigious community of Monterra! Perfectly positioned on a spacious PIE LOT, this property combines luxurious upgrades with serene waterfront living. The exterior has been meticulously updated with re-landscaped front and back yards, an OPEN IRRIGATION SYSTEM, professionally repainted COMPOSITE SIDING, trims, and CEDAR ACCENTS accents, plus a NEW RUBBER SLATE SHINGLE ROOF with updated flashing and eavestroughs. The backyard shed was refinished to match, and LED LIGHTING now surrounds the home, enhancing its curb appeal day and night. Inside, the grand foyer with OPEN-TO-BELOW ceilings showcases elegant GREGIO NATURAL TILE FLOORS. The dining room features WAINSCOTTING and new lighting, while the gourmet kitchen boasts QUARTZ countertops, CUSTOM CABINETRY, new shelving, a BULTER'S PANTRY pantry with a COFFEE BAR, and premium appliances including a Frigidaire PROFESSIONAL SERIES FRIDGE, Bosch MICROWAVE SPEED OVEN, Frigidaire GAS STOVE, and HIGH-END WINE/BEER FRIDGE. The living room centers around a stunning FLOOR-TO-CEILING STONE GAS FIREPLACE, with access to the expansive EAST-FACING DECK with glass railing and BREATHTAKING LAKE VIEWS. Upstairs, new carpets (2023) with 10lb underlay lead to four spacious bedrooms, each outfitted with CUSTOM CALIFORNIA CLOSETS. The primary bedroom impresses with VAULTED CEILINGS, a BUILT-IN DESK, FIREPLACE, and spa-like ensuite featuring QUARTZ COUNTERS, DOUBLE SINKS, JETTED TUB, and TILED SHOWER. The renovated guest bath offers QUARTZ COUNTERS, DOUBLE SINKS, and a BUILT-IN LINEN CLOSET, while the laundry room adds cabinetry and counters for convenience. The FULLY FINISHED,

WALKOUT BASEMENT includes a 5th bedroom with a California Closet, a newly updated bathroom, GAS FIREPLACE, and stylish NEW FLOORING. The Rec Room includes a POOL TABLE and RACK (new 2024) and a CUSTOM SHUFFLE BOARD adding extra fun to entertaining and family gatherings! Additional features include DUAL FURNACES, DUAL HUMIDIFIERS, BUILT-IN SPEAKERS, and a refinished HEATED, TRIPLE GARAGE with EPOXY FLOORS, NEW windows, doors, rails, and hardware. This lakefront retreat is truly move-in ready—don't miss it!