



GRASSROOTS
REALTY GROUP

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31 Montenaro Bay
Rural Rocky View County, Alberta

MLS # A2261173



\$1,499,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,895 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	0.48 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating: In Floor, Forced Air, Natural Gas

Water: Co-operative

Floors: Hardwood, Stone, 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: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Wet Bar, Wired for Sound

Inclusions: N/A

Luxurious Executive Custom-Built Bungalow Home with Walkout Basement backing onto the LAKE with SPECTACULAR ROCKY MOUNTAIN VIEWS. This home is in the charming community of Monterra on Cochrane Lakes. Country Living with City Convenience. This HOME nestled on .48 Acres offers over 3600SF of LIVING SPACE with HEATED 4 CAR GARAGE and a FENCED YARD. The features of this property are endless from the STONE ENTRANCE WING WALLS, exposed AGGREGATE DRIVEWAY to the EXTENSIVE RENOVATIONS. Step inside and be greeted by custom 10-foot ceilings, elegant hardwood flooring, and a wall of windows that provide expansive views and abundant natural light. Main level offers a PRIVATE OFFICE at the front of the home with custom built in bookcase, WALK-IN FRONT CLOSET with ample space, Luxurious OPEN SITTING/DINING AREA is off the living room, LIVINGROOM room offers a stone gas fireplace with custom made mantel, a wall of windows looking over the backyard toward the lake with the mountains beyond that. A "CHEF INSPIRED" Kitchen with cooper hood fan, double wall oven, sizable island, undermount lighting and custom granite backsplashes that duplicates the look of mountains extending into the BUTLERS PANTRY, The LAUNDRY ROOM/MUD ROOM leads into the 4 car GARAGE for all your vehicles and toys. The PRIMARY BEDROOM offers a wall of windows with STUNNING VIEWS of the Rocky Mountains with access to the large deck overlooking the backyard and lake. Retreat to the 5-piece ensuite spa with heated floors, double vanities with leathered granite countertops, jet tub, large shower with body jets, and walk-in closet. LOWER LEVEL offers in-floor heat throughout, a floor to ceiling stone gas fireplace, and a wall of windows once again to enjoy the

outdoor views. There are 2 VERY SPACIOUS BEDROOMS, a 4PC BATH with leathered granite countertop, separate tub and stone tile shower with jets, CUSTOMIZED WET BAR with cabinet and undermount lighting, granite counter tops and bar fridge offers a great entertaining space, as does the great RECREATION ROOM for FAMILY FUN NIGHT and/or ENTERTAINING GUESTS. There is not a LUXURY or CRAFTMANSHIP that has been overlooked when this custom home was built or renovated, here are just a few: stunning unique interior stone walls, stone fireplaces, elegant crown moulding throughout, phantom doors to allow a nice breeze, LUX triple pane NEAT windows, surround sound throughout, and frameless decking system so as not to obstruct the magnificent views. The views are stunning from either level as are the gorgeous sunsets over the mountains. This is a MUST-SEE PROPERTY as very few properties in Monterra offer LAKE AND MOUNTAIN VIEWS AND A STUNNING HOME! Call today for your private viewing.