



GRASSROOTS
REALTY GROUP

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32 Monterra Landing
Rural Rocky View County, Alberta

MLS # A2266796



\$1,499,000

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:	0.40 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:	Full	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, hot tub.

Discover this beautiful home just outside of Cochrane in Monterra. Offering nearly 3,400 sq ft of thoughtfully developed living space on a generous 0.45-acre lot, it delivers the top-tier essentials buyers crave. The main floor impresses with an open, airy design featuring vaulted ceilings that create a bright, inviting atmosphere. The spacious kitchen boasts a large island and soft-close cabinets, flowing seamlessly into the dining and living areas—ideal for hosting family and friends. The primary suite is a private sanctuary, with an elegant ensuite that includes a soaker tub, shower, and dual sinks, complemented by a large walk-in closet with built-in organizers. Convenience is key with a well-appointed laundry room located along the corridor to the heated, insulated triple garage. Step outside onto expansive decks—12x28 feet on both levels—that are perfect for outdoor entertaining. The lower deck features a hot tub, offering a relaxing retreat with stunning mountain views. Throughout the home, you’ll find custom built-ins, including a dedicated office with custom cabinetry and a built-in pantry for ample storage. The finished basement provides additional living space with two bedrooms, a spacious rec room that opens to a large patio, and a versatile three-season room equipped with retractable screens to enjoy the outdoors in comfort. This property combines luxurious finishes, practical design, and breathtaking natural scenery—making it an exceptional place to live and entertain.