



GRASSROOTS
REALTY GROUP

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22 Monterra Way
Rural Rocky View County, Alberta

MLS # A2273093



\$1,250,000

Division:	Monterra		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,724 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 135
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Alarm/Security System, Built-In Speakers, Window Coverings, TV Mounts, Sunroom Patio Furniture and End Tables in Sunroom and Fire Table, Reverse Osmosis, Garage Door Remote(s)

This beautifully finished bungalow in the prestigious community of Monterra offers an exceptional blend of elegance, comfort, and thoughtful upgrades, set on a beautifully landscaped quarter-acre lot with breathtaking north and west views. Inside, soaring 10' ceilings, a grand spiral staircase, and a striking two-way gas fireplace framed by a custom walnut feature wall set the tone for the open, light-filled main floor. The gourmet kitchen is designed for both style and function, showcasing granite countertops, a walk-through pantry, a premium Thor gas range, commercial-style KitchenAid refrigerator, built-in microwave/second oven, and reverse osmosis water filtration, flowing seamlessly into the dining and living areas with custom built-ins—perfect for everyday living and entertaining. The primary suite is a true retreat, featuring double-door entry, a walk-in closet, and a spa-inspired 5-piece ensuite with soaker tub, tiled shower, and dual sinks. A front office or additional bedroom, full bathroom, and well-appointed laundry/mudroom complete the main level. The beautifully finished lower level offers a cozy media room, wet bar and games area, along with an expansive recreation area, three generous bedrooms, and a 5-piece bathroom—providing exceptional versatility for family and guests alike. Recent upgrades include central air conditioning, a main-floor home speaker system, Hunter Douglas Silhouette blinds, a new roof with fascia and eavestroughs (2025), and new high end front and garage doors. The oversized, heated triple garage is exceptionally well equipped with 220V power, a large commercial sink, and plenty of room for vehicles, toys, and storage, with additional parking available. Outdoors, enjoy the expansive sunroom and tiered deck, all surrounded by your own private forest of trees and a dedicated dog run—creating

a tranquil, secluded retreat. Located on a quiet street just minutes from Cochrane and a short drive to Canmore and Banff, this exceptional home delivers luxury, functionality, and the very best of city conveniences and country living in one remarkable package.