



**106 Montenaro Crescent
Rural Rocky View County, Alberta**

MLS # A2285057



\$1,175,000

Division:	Monterra		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,598 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Oversized, Quad or More Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Corner Lot, Level, Low Maintenance Landscape, No Neighbours E		

Heating:	Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Tile, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 185
Basement:	Full	LLD:	27-26-4-W5
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: Car Lift, Pressure Wash System, Compressor System in garage, Bike Hoists in garage, Fire Pit, Backyard Planter

OPEN HOUSE: APRIL 4th 1-4PM. Located in the prestigious community of MonTerra on Cochrane Lakes , this SAM Award-winning Astoria custom 2-story home offers 3600 sq.ft of developed living space on 3 levels with Rocky Mountain views. Designed for exceptional family living, the home features four bedrooms, a main-floor office with built-in Murphy bed, and a dramatic great room with cathedral ceilings, west-facing floor-to-ceiling windows, and a gas fireplace fully wired with a Sonos sound system. The spacious kitchen and oversized dining area are ideal for entertaining, complete with professional-series appliances including a Sakura hood fan, ample Denca cabinetry with under counter LED spot lighting, and breakfast-bar island. A large walk thru pantry with family sized mudroom, and access to a west-facing sundeck with gas bbq hookup complete this level. Upstairs offers a bright loft-style sitting area and three bedrooms. The luxurious primary bedroom features a double-sided gas fireplace, six-piece ensuite, and walk-in closet. The fully developed lower level includes a home theatre, guest bedroom, home gym or flex space, and full bath. Not to be missed for the car or hobby enthusiasts is a rare five-car attached garage with high ceilings, plenty of storage and a pull through bay to rear-yard access. This mechanics dream is wired to 220V and already set up with car lift, bike hoists, and a high-end compressor and pressure wash system. Set on a low maintenance landscaped corner lot minutes from Cochrane near quality schools, shops, and services—this is an excellent opportunity to settle in one of Rocky View's most sought-after communities.