



**32 Monterra Landing**  
**Rural Rocky View County, Alberta**

**MLS # A2299764**



**\$1,499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 140
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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 exceptional home just outside Cochrane in Monterra. Offering nearly 3,400 sq ft of thoughtfully designed living space on a expansive 0.45-acre lot, it delivers the high-end essentials buyers expect. The main floor presents an open, airy layout with vaulted ceilings that create a bright, inviting atmosphere. The chef's kitchen features a large island and soft-close cabinetry, seamlessly flowing into the dining and living areas—ideal for hosting family and friends. The primary suite serves as a private sanctuary, highlighted by an elegant ensuite that includes a soaker tub, a shower, and dual vanities, complemented by a generous walk-in closet with built-in organizers. Convenience is evident with a well-appointed laundry room located along the corridor to the heated, insulated triple garage. Step outside to expansive decks—12x28 feet on both levels—perfect for outdoor entertaining. The lower deck includes 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 adds flexible living space with two bedrooms, a spacious recreation 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 blends luxurious finishes, practical design, and breathtaking natural scenery, making it an exceptional place to live and entertain.