



**4 Monterra Rise**  
**Rural Rocky View County, Alberta**

**MLS # A2116079**



**\$2,199,900**

<b>Division:</b>	Monterra		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,887 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, RV Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 135
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	27-26-4-W5
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC36
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**OPEN HOUSE SHOWHOME PARADE - EVERY WEEKEND!** Welcome to the Lily, a brand-new home by Aspen Creek Custom Homes. Offering over 3,700 square feet of finished living space, this executive home boasts three bedrooms, all with ensuite bathrooms, and an additional 1,741 square feet of developable space on the lower level. Situated on a corner lot, this home has stunning curb appeal, including an oversized triple garage with an RV bay. A perfect blend of modern and French country, the exterior seamlessly blends black accents with warm woods, stone details, soaring peaks and curved arches and roof lines. The formal foyer is a showstopper with its vaulted ceiling, airy catwalk and arched openings. The main floor features an inviting open floor plan, expansive hardwood floors and designer touches throughout. An impressive great room boasts twelve-foot ceilings, numerous oversized windows and a stunning two-sided gas fireplace. The designer kitchen will showcase two large islands, high-end appliances, and numerous custom touches and will be open to the dining room, which provides access to the covered deck. Also found on the main floor are a spacious home office, a walk-through butler's pantry with custom cabinetry, a large mudroom with built-in storage lockers and a private powder room. The upper level is absolutely incredible with a catwalk featuring open railing that leads to a bonus room overlooking the front foyer. The primary suite is accessed by a small staircases and elegant French doors and provides enough room for a private seating area. A very large walk-in closet is located next to the luxurious ensuite, which boasts a fully tiled shower, his-and-hers vanities and a central freestanding tub. The 'children's wing' includes a spacious laundry room and two large bedrooms with stunning

ceiling details, walk-in closets and ensuite bathrooms. No detail will be overlooked in this remarkable, executive home. Located only five minutes North of Cochrane, this prestigious estate community offers luxury living in picturesque surroundings without sacrificing the conveniences of city living.