



**39 Monterra Cove**  
**Rural Rocky View County, Alberta**

**MLS # A2124815**



**\$1,779,000**

<b>Division:</b>	Monterra		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,510 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 135
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	27-26-4-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC36
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Lot 51 in the desirable estate community of Monterra. This is one of the most desirable lots in the area and was on hold from the original release date until now. Situated on a quiet cul-de-sac and backing onto the environmental reserve, this lot offers both water and mountain views on .29 acres. The planned bungalow home offers over 4,700 square feet of developed living space, including a walk-out basement. The main floor boasts two bedrooms, a home office, a dedicated laundry room, 14-foot ceilings in the great room and a spacious open floor plan. The lower level offers two additional bedrooms, a home gym, a media room, a family room with a wet bar and a fantastic hobby room perfect for crafts, an art studio or a children's playroom. Oversized windows throughout the home fill the space with natural light and all of the bedrooms include walk-in closets. An oversized triple attached garage provides lots of room for vehicles and storage and the large lot allows for a spacious yard. Located only five minutes North of Cochrane, this prestigious estate community offers luxury living in picturesque surroundings without sacrificing the conveniences of city living. Interior photos are of a previous home by the same builder to show a similar layout and optional builder finishes.