



GRASSROOTS
REALTY GROUP

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43 Monterra Landing
Rural Rocky View County, Alberta

MLS # A2184718



\$1,975,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Monterra | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,679 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Triple Garage Attached | | |
| Lot Size: | 0.32 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir | | |

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|--------------------|--|-------------------|--------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 135 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | None | | |

****For Weekday Open Houses - Come to 8 Monterra Rise (Elk Park Homes Showhome)**** Introducing 43 Monterra Landing, a masterpiece of luxury living nestled in the serene community of Monterra. Skillfully constructed by the renowned Elk Park Homes, this brand-new property offers over 4,400 sq. ft. of meticulously designed living space, blending modern elegance with timeless craftsmanship. Step into the grand foyer that leads to a spacious, open-concept main floor with vaulted ceilings. The heart of the home is a chef-inspired kitchen which flows seamlessly into the inviting dining area and living room that showcases an elegant gas fireplace. This area receives maximum daylight due to the many windows added to make it feel open and welcoming. From the living room exit out to a massive deck that overlooks green space and Monterra's East Lake. The primary suite occupies most of the space behind the kitchen and includes a generously sized spa-like 5-piece ensuite and walk-in closet. The main floor also includes a private office, a powder room for your guests, a spacious laundry room with ample counter space that extends from a butler's pantry and a large mudroom from the garage. The additional loft space above the garage is a game-changer. Bungalow living with added family space means this home is perfect for larger families or those in a transitional life stage. The 800+ SQ FT loft space offers an expansive second living area and two large bedrooms designed with comfort in mind. The 4pc bath means family, or guests, can enjoy some tranquility away from the main areas. The fully developed walk-out basement is an entertainer's dream, with a recreation room, a theatre room and a wet bar. The double doors lead out on to the patio with private views onto the lake. Another 2 bedrooms and full bath

complete the bottom floor. The oversized triple garage ensures ample space for vehicles and storage and with 9 ft doors, you have plenty of clearance pulling in. Monterra is celebrated for its spacious lots, picturesque landscapes, and thoughtfully planned community. Located just minutes from Cochrane and a short drive to Calgary, this home offers the perfect blend of peaceful living and urban convenience. This exceptional home, built with unparalleled attention to detail by Elk Park Homes, comes with full New Home Warranty, ensuring peace of mind for years to come. Experience the pinnacle of luxury, comfort, and natural beauty at 43 Monterra Landing—this extraordinary property is ready to welcome you home.