



GRASSROOTS
REALTY GROUP

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12 Monterra Rise
Rural Rocky View County, Alberta

MLS # A2188549



\$1,698,000

Division:	Monterra		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,536 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 135
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, See Remarks, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Monterra at Cochrane Lake – located just minutes from Cochrane! Award Winning Cornerstone Luxury Homes is planning construction of this beautiful new custom showhome. Situated on a 0.28 acre lot, this gorgeous two-storey family home will be sure to please. The open concept main floor will feature an amazing great room with soaring vaulted ceilings and modern linear gas fireplace. The custom kitchen has a large center island, custom cabinetry, high-end appliances and an incredible butler's pantry. There is a main floor office/study, large dining area, huge mudroom, & 2-piece powder room. There is a large wrap-around deck off of the great room – half of it covered while the other half will allow you to enjoy the bright sunshine overlooking your large backyard. Upstairs the primary suite will be the perfect place to unwind – with room for a king-sized bed and offering a spa-inspired 5-piece ensuite plus a huge walk-in closet with custom built-ins. There are 2 additional bedrooms, a 5-piece bathroom, plus a large front bonus room. The large undeveloped basement will offer lots of opportunity for your future development. The oversized 3-car garage has lots of room for all of your toys. With many parks & pathways, Monterra is a lovely community with amazing views!