

\$1,499,999 - 31 Montenaro Bay, Rural Rocky View County

MLS® #A2261173

\$1,499,999

3 Bedroom, 3.00 Bathroom, 1,895 sqft
Residential on 0.48 Acres

NONE, Rural Rocky View County, Alberta

Luxurious Executive Custom-Built Bungalow Home with Walkout Basement backing onto the LAKE with SPECTACULAR ROCKY MOUNTAIN VIEWS. This home is in the charming community of Monterra on Cochrane Lakes. Country Living with City Convenience. This HOME nestled on .48 Acres offers over 3600SF of LIVING SPACE with HEATED 4 CAR GARAGE and a FENCED YARD. The features of this property are endless from the STONE ENTRANCE WING WALLS, exposed AGGREGATE DRIVEWAY to the EXTENSIVE RENOVATIONS. Step inside and be greeted by custom 10-foot ceilings, elegant hardwood flooring, and a wall of windows that provide expansive views and abundant natural light. Main level offers a PRIVATE OFFICE at the front of the home with custom built in bookcase, WALK-IN FRONT CLOSET with ample space, Luxurious OPEN SITTING/DINING AREA is off the living room, LIVINGROOM room offers a stone gas fireplace with custom made mantel, a wall of windows looking over the backyard toward the lake with the mountains beyond that. A "CHEF INSPIRED" Kitchen with cooper hood fan, double wall oven, sizable island, undermount lighting and custom granite backsplashes that duplicates the look of mountains extending into the BUTLERS PANTRY, The LAUNDRY ROOM/MUD ROOM leads into the 4 car GARAGE for all your



vehicles and toys. The PRIMARY BEDROOM offers a wall of windows with STUNNING VIEWS of the Rocky Mountains with access to the large deck overlooking the backyard and lake. Retreat to the 5-piece ensuite spa with heated floors, double vanities with leathered granite countertops, jet tub, large shower with body jets, and walk-in closet. LOWER LEVEL offers in-floor heat throughout, a floor to ceiling stone gas fireplace, and a wall of windows once again to enjoy the outdoor views. There are 2 VERY SPACIOUS BEDROOMS, a 4PC BATH with leathered granite countertop, separate tub and stone tile shower with jets, CUSTOMIZED WET BAR with cabinet and undermount lighting, granite counter tops and bar fridge offers a great entertaining space, as does the great RECREATION ROOM for FAMILY FUN NIGHT and/or ENTERTAINING GUESTS. There is not a LUXURY or CRAFTMANSHIP that has been overlooked when this custom home was built or renovated, here are just a few: stunning unique interior stone walls, stone fireplaces, elegant crown moulding throughout, phantom doors to allow a nice breeze, LUX triple pane NEAT windows, surround sound throughout, and frameless decking system so as not to obstruct the magnificent views. The views are stunning from either level as are the gorgeous sunsets over the mountains. This is a MUST-SEE PROPERTY as very few properties in Monterra offer LAKE AND MOUNTAIN VIEWS AND A STUNNING HOME! Call today for your private viewing.

Built in 2007

Essential Information

MLS® #	A2261173
Price	\$1,499,999
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,895
Acres	0.48
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	31 Montenaro Bay
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A5

Amenities

Amenities	None
Parking Spaces	8
Parking	Heated Garage, Quad or More Attached
# of Garages	4

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Bar Fridge
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Underground Sprinklers, Views, Gentle Sloping, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	9
Zoning	R-1
HOA Fees	185
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.