

# \$1,299,000 - 7 Monterra Link, Rural Rocky View County

MLS® #A2214313

**\$1,299,000**

7 Bedroom, 4.00 Bathroom, 3,147 sqft

Residential on 0.29 Acres

Monterra, Rural Rocky View County, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 26, 1-4PM\*\*** This Amazing family home boasts 7 BEDROOMS, gleaming hardwood floors, a huge kitchen and stunning MOUNTAIN views! With fully finished, walkout basement you have more than 4700sqft of developed living space to enjoy! The main floor features living room with soaring 18 ft ceilings, highlighted by the floor to ceiling fireplace and huge south facing windows. The chef's kitchen is complete with large island, tons of cabinets, granite countertops & corner pantry. The main also has a beautiful dining room, private den with french doors and massive mudroom with lockers that leads to the triple car, heated garage. The upper level has 4 good sized bedrooms, including the master suite with vaulted ceilings, stunning ensuite with steam shower and a huge walk in closet! The lower walkout level was professionally developed, complete with 3 bedrooms, huge rec room area and 4 pc bathroom. Other features are A/C, rooftop solar panels, sun room on main upper deck, in floor heat, gas lines for BBQ and outdoor heaters & the option to add a gas stove in the kitchen. Backing onto a green belt this .3 acre lot has great lake access for both summer and winter! This home is a must see!

Built in 2008

## Essential Information

MLS® #

A2214313



|                |             |
|----------------|-------------|
| Price          | \$1,299,000 |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,147       |
| Acres          | 0.29        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7 Monterra Link         |
| Subdivision | Monterra                |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 0G7                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Snow Removal, Trash   |
| Parking Spaces | 6   |
| Parking        | Driveway, Front Drive, Heated Garage, Triple Garage Attached, 220 Volt Wiring, Private Electric Vehicle Charging Station(s) |
| # of Garages   | 3   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Water Heater, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Electric Cooktop |
| Heating           | In Floor, Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

|          |                          |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Garden, Private Yard |
|-------------------|-------------------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn |
|-----------------|---|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                |
|--------------|--------------------------------|
| Construction | Cement Fiber Board, Wood Frame |
|--------------|--------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 25th, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 7 |
|----------------|---|

|        |     |
|--------|-----|
| Zoning | R-1 |
|--------|-----|

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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