

\$1,750,000 - 32 Monterra Landing, Rural Rocky View County

MLS® #A2233460

\$1,750,000

4 Bedroom, 3.00 Bathroom, 1,728 sqft
Residential on 0.45 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to this stunning property in desirable community of Monterra just north of Cochrane. Offering 1,728 sq ft of above-grade living space on a generous 0.45-acre lot. The main floor features: open-concept layout with impressive vaulted and beamed ceiling, seamlessly combining the dining room, living room, and a large, inviting kitchen. The kitchen shows 10/10 with a huge quartz island, a wall of built-ins for all of your storage needs, soft close cabinets, an induction stove, stainless steel chimney range and a beautiful tiled backsplash. The primary bedroom is a true retreat, boasting an ensuite bath with an elegant soaker tub, stand up shower and dual sinks. Follow along with a massive walk-in closet with built-in organizers. The laundry room is conveniently located on the main floor. The back entrance features built-in closet cabinets and shelves for optimal organization and storage and a dedicated exit to the heated, oversized, insulated triple garage—ideal for everyone's vehicle as well as the toys. The main floor also has an office with a view of the mountains as well as more built-in cabinets to keep all the clutter away. Step outside from the dining area to a huge deck West facing deck with breathtaking mountain views, perfect for relaxing or entertaining.

The finished basement offers additional space with two bedrooms, a spacious rec room with



direct access to a large patio, a gym / flex room that could also be converted to a third bedroom and a versatile three-season room with retractable screens for bug and weather protection. Over \$70,000 worth of upgrades in this nearly NEW home including Gemstone exterior lights, 3 season room for the downstairs patio, heated, insulated & oversized garage, custom built-in's everywhere you look, fully landscaped with underground sprinklers, spiffy window coverings throughout, an inductions stove and security camera & system. All of this sitting on nearly 1/2 an acre! This property combines luxurious finishes, functional design, and stunning natural sceneryâ€”an exceptional place to call home!

Built in 2022

Essential Information

MLS® #	A2233460
Price	\$1,750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,728
Acres	0.45
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	32 Monterra Landing
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T4C0G8

Amenities

Amenities Park, Picnic Area, Playground, Gazebo

Parking Spaces 8

Parking Heated Garage, Insulated, Triple Garage Attached, Concrete Driveway, Garage Faces Side, Oversized

of Garages 3

Interior

Interior Features Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Induction Cooktop, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Pie Shaped Lot, Street Lighting, Low Maintenance Landscape, Underground Sprinklers

Roof Asphalt

Construction Composite Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed June 22nd, 2025

Days on Market 64

Zoning R1

Listing Details

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.