

\$1,649,000 - 32 Monterra Landing, Rural Rocky View County

MLS® #A2252568

\$1,649,000

4 Bedroom, 3.00 Bathroom, 1,728 sqft
Residential on 0.40 Acres

Monterra, Rural Rocky View County, Alberta

Discover this beautiful home just outside of Cochrane in Monterra. Offering nearly 3,400 sq ft of thoughtfully developed living space on a generous 0.45-acre lot. The main floor impresses with an open, airy design featuring vaulted ceilings that create a bright, inviting atmosphere. The spacious kitchen boasts a large island and soft-close cabinets, flowing seamlessly into the dining and living areas—ideal for hosting family and friends. The primary suite is a private sanctuary, with an elegant ensuite that includes a soaker tub, shower, and dual sinks, complemented by a large walk-in closet with built-in organizers. Convenience is key with a well-appointed laundry room located along the corridor to the heated, insulated triple garage. Step outside onto expansive decks—measuring 12x28 feet on both levels—that are perfect for outdoor entertaining. The lower deck features a hot tub, offering a relaxing retreat with stunning mountain views.

Throughout the home, you'll find custom built-ins, including a dedicated office with custom cabinetry and a built-in pantry for ample storage. The finished basement provides additional living space with two bedrooms, a spacious rec room that opens to a large patio, and a versatile three-season room equipped with retractable screens to enjoy the outdoors in comfort.

This property combines luxurious finishes,



practical design, and breathtaking natural sceneryâ€”making it an exceptional place to live and entertain.

Built in 2022

Essential Information

MLS® #	A2252568
Price	\$1,649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,728
Acres	0.40
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, Playground, Gazebo, Picnic Area
Parking Spaces	8
Parking	Concrete Driveway, Garage Faces Side, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance,
-------------------	--

	Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bookcases
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Induction Cooktop
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, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	34
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

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.