

# **\$1,379,000 - 60 Montenaro Bay, Rural Rocky View County**

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MLS® #A2255401

**\$1,379,000**

4 Bedroom, 3.00 Bathroom, 1,954 sqft  
Residential on 0.41 Acres

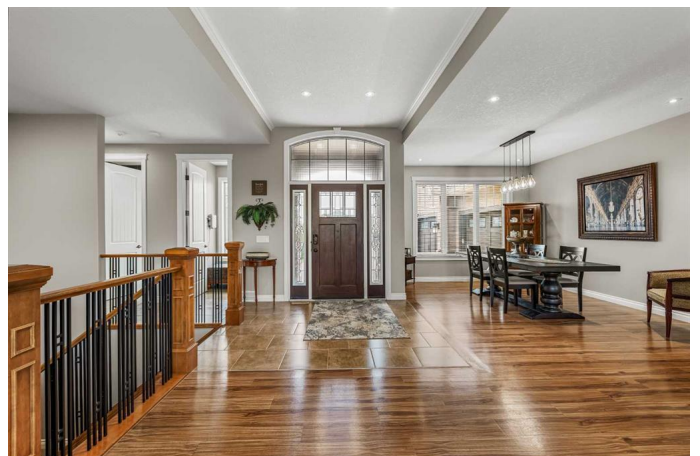
Monterra, Rural Rocky View County, Alberta

Set on a quiet cul-de-sac in Monterra, this custom executive bungalow offers nearly 3,800 sq. ft. of developed living space on a 0.41-acre pie-shaped lot with pathways and pond views. Blending timeless craftsmanship with extensive recent upgrades, this home is move-in ready and designed for both comfort and entertaining.

The sun-filled great room features high ceilings, expansive windows, and a stone fireplace with custom built-ins. The gourmet kitchen showcases granite counters, stainless steel appliances (including a new fridge, microwave, and dishwasher), a central island, enclosed walk-through pantry, built-in garbage compactor, in sink garburator and refreshed lighting. An elegant dining area and a bright breakfast nook make entertaining seamless.

The primary suite offers a spa-inspired ensuite with a retiled shower floor, including a time-set steamer, jetted tub, dual vanities, heated towel bars, and dual walk-in closets. A dedicated main-floor office or second bedroom, 3 piece bathroom, and practical mudroom round out this level.

Downstairs, the fully developed walkout offers a massive rec room, a custom wet bar, and a spacious three-season sunroom for year-round enjoyment. There are two additional



bedrooms, a full bathroom, a laundry room, and a versatile flex room or office that provides ample space for family and guests.

The landscaped backyard features mature trees, stone accents, and a fire pit area, with direct access to ponds and pathways for year-round recreation. The oversized triple garage is a standout, complete with hot and cold water, commercial stainless sink, 17 custom double door cabinets and abundant storage.

In the past two years, this home has benefited from over \$100k in updates including new flooring, carpeting, fresh interior and exterior paint, modern lighting, and upcoming exterior upgrades (roof, eavestroughs, and downspouts). These thoughtful improvements add to the pride of ownership and peace of mind.

Monterra on Cochrane Lake is a premier community where estate living meets natural beauty. Residents enjoy peaceful surroundings, scenic walking paths, and close proximity to both Cochrane and the Rocky Mountains.

This is more than a home – it’s an unmatched, private executive retreat that is move-in ready! Book your showing today.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255401    |
| Price          | \$1,379,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,954       |

|            |             |
|------------|-------------|
| Acres      | 0.41        |
| Year Built | 2009        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 60 Montenaro Bay        |
| Subdivision | Monterra                |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 0A5                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 8                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range, Trash Compactor, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                               |

### **Exterior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Creek/River/Stream/Pond, Pie Shaped Lot, Underground Sprinklers |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stone, Stucco   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 10                  |
| Zoning         | R-1                 |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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