

# \$1,629,000 - 218 Montenaro Place, Rural Rocky View County

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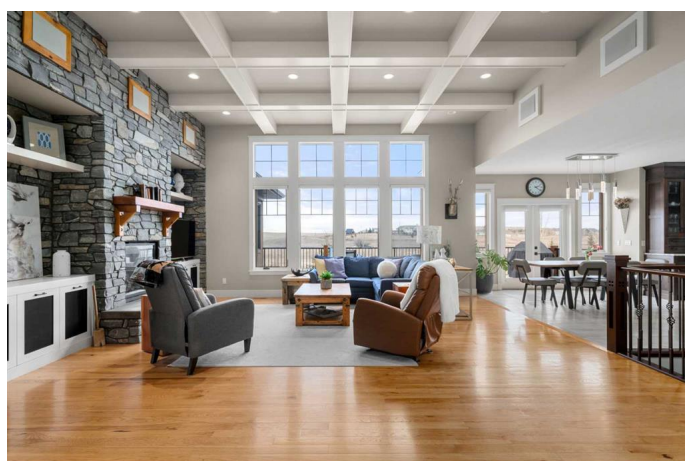
MLS® #A2204554

**\$1,629,000**

5 Bedroom, 4.00 Bathroom, 2,678 sqft  
Residential on 0.56 Acres

Monterra, Rural Rocky View County, Alberta

Nestled in the prestigious community of Monterra, this remarkable custom-built executive bungalow offers 5233 sq. ft. of thoughtfully designed living space with high-end finishes, exceptional craftsmanship, and an unbeatable location on a quiet cul-de-sac, backing onto a pond. Step into a home that exudes warmth and sophistication with solid mahogany interior doors, 6" baseboards, hickory hardwood, and marble tile flooring. The gourmet kitchen is a chef's dream, featuring a Viking gas range, Legacy maple cabinets with soft-close drawers, granite countertops, and a large pantry. The spacious living room boasts a 12" coffered ceiling, a stunning stone fireplace wall with built-in shelving, and expansive windows showcasing breathtaking views. The primary suite is a true retreat, offering private deck access, a massive walk-in closet, and a spa-like 5-piece ensuite complete with dual sinks, granite counters, an air jet tub, and a dual-head shower. With three bedrooms up (or two plus an office), a functional mudroom with built-in lockers, and a laundry room with granite counters and a sink, this level is both practical and luxurious. The fully finished basement features 9" ceilings, a spectacular wet bar with a fridge and dishwasher, and an expansive rec area with space for games, a gym, and an extraordinary theater room (complete with all theater/audio equipment



included). Two additional spacious bedrooms and a beautifully designed 4-piece bathroom with dual sinks and an oversized shower complete this level. Sitting on a massive pie-shaped 0.56-acre lot, this property is fully landscaped with irrigation, mature trees, and raised garden boxes. Relax in the hot tub, entertain around the exterior fire pit with stamped concrete, or unwind in the three-season lower sitting area with electric screens. The upper balcony offers sweeping views of the tranquil pond, making this the perfect setting for outdoor enjoyment. Some of the many features include an oversized 3-car garage (in-floor heat), a water filtration system, A/C, 60 windows that flood the home with natural light, custom stonework, cedar garage doors/soffits/trim, and so much more! Monterra is an exclusive estate community near Cochrane, renowned for its sprawling lots, breathtaking views, and serene atmosphere. With scenic ponds, winding walking trails, and year-round recreational opportunities, it seamlessly combines luxury living with the beauty of nature. This extraordinary property provides a truly unmatched lifestyle in one of the most sought-after communities. Book your private showing today!

Built in 2014

### **Essential Information**

MLS® #	A2204554
Price	\$1,629,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,678
Acres	0.56
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	218 Montenaro Place
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A7

### Amenities

Amenities	None
Parking Spaces	6
Parking	Heated Garage, Insulated, Triple Garage Attached
# of Garages	3
Waterfront	Lake, Lake Privileges, Pond

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, 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	Balcony, BBQ gas line, Fire Pit, Garden, Lighting, Playground, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Pie Shaped

	Lot, Private, Treed, Underground Sprinklers, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	46
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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