

\$1,325,000 - 60 Montenaro Bay, Rural Rocky View County

MLS® #A2255401

\$1,325,000

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

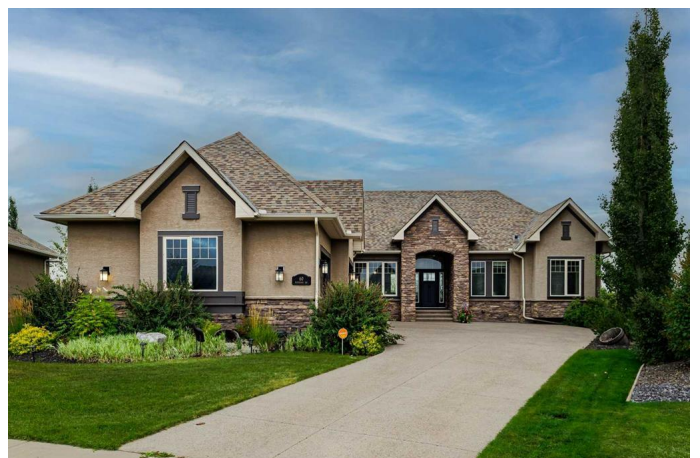
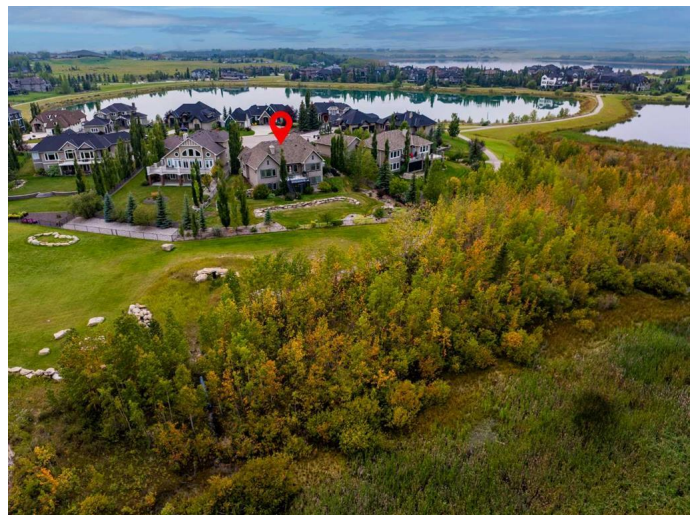
Monterra, Rural Rocky View County, Alberta

Open House Saturday October 4th, 12-4pm 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	\$1,325,000
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, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Trash Compactor
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, Creek/River/Stream/Pond,

Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	32
Zoning	R-1

Listing Details

Listing Office	Century 21 Bravo 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.