

# \$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

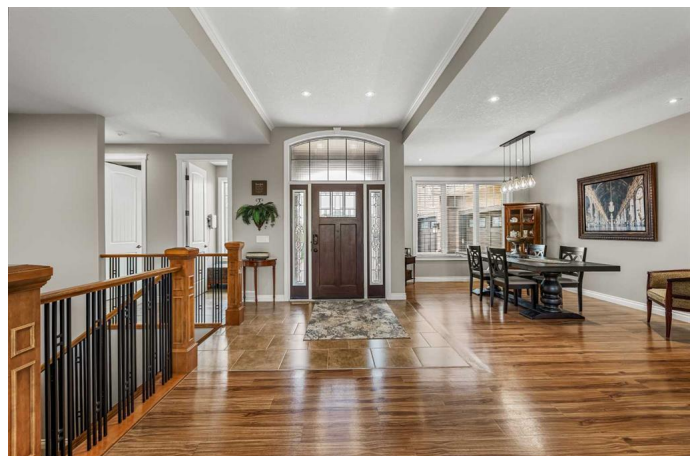
Monterra, Rural Rocky View County, Alberta

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	1
Zoning	R-1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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