

\$1,698,000 - 12 Monterra Rise, Rural Rocky View County

MLS® #A2260415

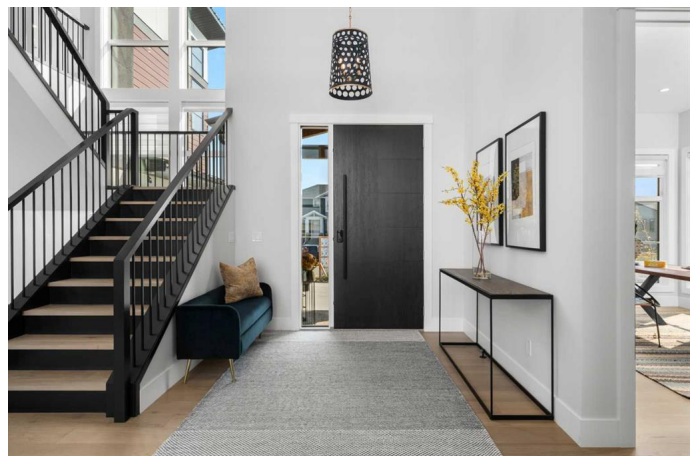
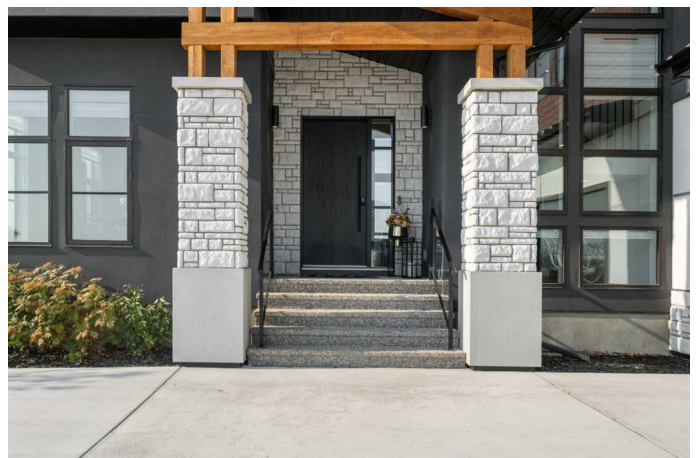
\$1,698,000

5 Bedroom, 4.00 Bathroom, 3,534 sqft

Residential on 0.28 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to the "Aurora" Showhome, A masterpiece by award-winning builder Cornerstone Luxury Homes (now offered with a finished basement). Thoughtfully designed with intention and purpose, this home strikes the perfect balance of elegance and comfort in the welcoming, family-friendly community of Monterra on Cochrane Lakes, just minutes from the town of Cochrane. Set on a 0.28-acre lot, this stunning two-storey offers over 4,900 sq. ft of refined living space, 5 bedrooms, 4 bathrooms and a triple car garage. A striking mezzanine bridge and expansive windows showcase breathtaking views, while the open-concept main floor creates an ideal flow for family living and entertaining. The great room impresses with soaring vaulted ceilings and a sleek linear gas fireplace. The chef-inspired kitchen features a large center island, custom cabinetry, premium appliances, and an impressive butler's pantry. Completing the main level are a dedicated office/study, spacious dining area, oversized mudroom, and elegant 2-piece powder room. Step outside to the expansive wrap-around deck, perfect for al fresco dining and unforgettable sunsets. Upstairs, the primary retreat is a serene escape, offering space for a king-sized bed, a spa-inspired 5-piece ensuite, and a custom walk-in closet. Two additional bedrooms, a 5-piece bath, and a light-filled bonus room provide ample space for family and guests. The fully developed basement expands your living space with a bedroom, a



wine bar, a comfortable recreation room, and a gym that could also be used as a bedroom ensuring the home is truly move-in ready (basement development is in progress). The oversized, heated three-car garage with epoxy floors easily accommodates vehicles, storage, and recreational gear. Monterra offers an exceptional lifestyle, with tranquil lakes, scenic pathways, and generous lots, while keeping you close to the charm of Cochrane and the convenience of Calgary. Available as a leaseback. Book your private showing today or visit the showhome during open hours to learn all that Monterra has to offer. Showhome Hours: Mon–Thurs 2:00–8:00 | Sat & Sun 12:00–5:00.Â

Built in 2023

Essential Information

MLS® #	A2260415
Price	\$1,698,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,534
Acres	0.28
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Monterra Rise
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code	T4C 0H2
-------------	---------

Amenities

Amenities	Other
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	51
Zoning	R-1

Listing Details

Listing Office	eXp 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.