

\$1,260,000 - 55 Monterra Cove, Rural Rocky View County

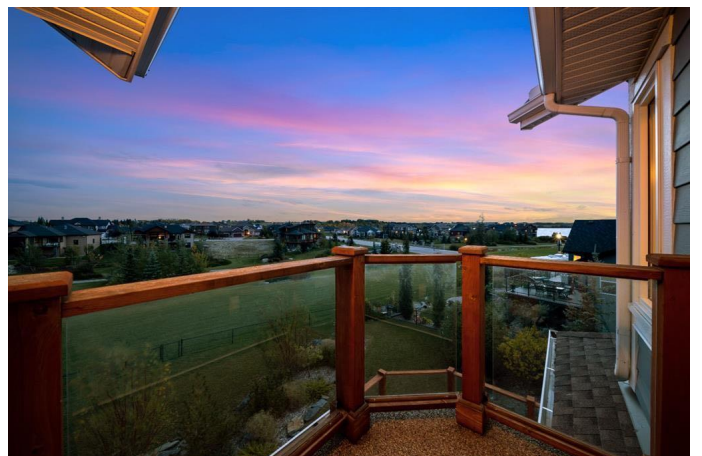
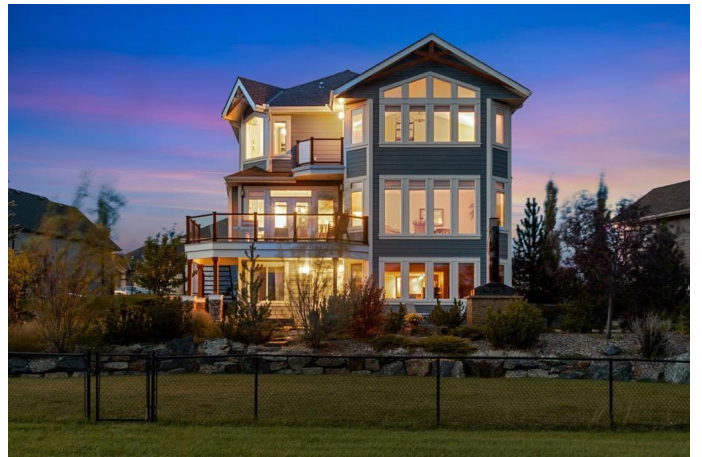
MLS® #A2260790

\$1,260,000

5 Bedroom, 4.00 Bathroom, 2,917 sqft
Residential on 0.32 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to lakeside luxury in Monterra, where mountain views, peaceful green space, and modern design come together on a stunning 1/3 acre south-facing lot. This estate home offers over 4,100 sq. ft. of thoughtfully designed living space that captures breathtaking views from nearly every room. From the moment you walk in, you'll notice how light and scenery flood the open-concept main floor. The heart of the home is the chef's kitchen—complete with a striking curved quartz island, Bosch and Jennair appliances, and endless white cabinetry (with a built-in toe-kick vacuum for easy cleanup). The walk-through pantry connects seamlessly to a family-sized mudroom with custom lockers, making everyday living effortlessly organized. Just off the kitchen, the great room showcases panoramic lake and mountain views with a cozy fireplace for those crisp Alberta evenings. Need to work from home? A private main floor office offers quiet focus away from the buzz of daily life. Upstairs, the showstopper is the vaulted primary retreat—complete with heated floors in the spa-like ensuite and tinted windows for both comfort and privacy. Step out onto your private balcony, coffee in hand, to soak up unobstructed mountain and lake views before the rest of the house wakes. Two additional upper bedrooms and a well-placed full bathroom sit just down the hall, along with a



spacious laundry room for added convenience. Downstairs, the fully finished walkout basement provides ultimate flexibility. Whether it's multigenerational living, if you want to add a separate private living quarters, room for guests, or another family hangout spot—the layout is ready, featuring two more bedrooms, a wet bar/kitchenette, second laundry, and a separate entry. Add a door and a cooktop, and you're nearly there. (A secondary suite would be subject to approval and permitting by the municipality.) The home runs efficiently with in-floor heating, two furnaces, water softener, and solar-ready wiring. The triple garage- It's finished with epoxy flake floors, baseboard heat, and room for all your gear. Step outside to your beautifully landscaped yard with irrigation, a custom stone and wrought iron fireplace/Pizza Oven, roman paved patio, and wiring for a hot tub—your outdoor entertaining dreams await. Monterra at Cochrane Lakes is where luxury meets nature—a semi-rural setting just minutes from the city and the mountains. Book your showing today and discover why this is more than a home, it's a lifestyle.

Built in 2013

Essential Information

MLS® #	A2260790
Price	\$1,260,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,917
Acres	0.32
Year Built	2013
Type	Residential
Sub-Type	Detached

Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	55 Monterra Cove
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G7

Amenities

Amenities	Park, Playground, Other
Parking Spaces	6
Parking	Driveway, Garage Door Opener, Front Drive, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Chandelier, French Door
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Fire Pit, Outdoor Grill, Outdoor Kitchen
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn
Roof	Asphalt
Construction	Composite Siding, Wood Frame, Other

Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025
Days on Market 10
Zoning DC36

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.