



**GRASSROOTS**

REALTY GROUP

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**15 Montenaro Bay  
Cochrane Lake, Alberta**

**MLS # A2298692**



**\$1,749,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,458 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Asphalt, Concrete Driveway, Drive Through, Driveway, Garage Faces Front, C		
<b>Lot Size:</b>	0.49 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Lawn, Low Main		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 185
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Hot Tub		

Welcome to this award-winning Crystal Creek former show home in the prestigious community of Monterra, offering over 5,000 sq ft of beautifully designed living space on a premier 0.49-acre lakefront lot. From the moment you arrive, the half-moon driveway, mature landscaping, and striking rock waterfall create incredible curb appeal and a true estate feel—this home shows 10/10 with pride of ownership throughout. The kitchen is flooded with natural light and features an oversized granite island, ceiling-height cabinetry, premium Wolf appliances, integrated fridge/freezer, and a second oven, all flowing into the main living area with a double-sided fireplace and coffered ceiling in the living room, and out to your large, raised balcony with incredible lake views. The main floor also offers a dining space with Venetian plaster walls, along with a spacious mudroom and laundry room with sink. Upstairs, a grand office behind French doors offers vaulted ceilings and built-ins, while the primary retreat takes full advantage of the setting with panoramic lake and mountain views, curved west-facing windows, and a 5-piece ensuite with air tub, dual vanities, and a walk-in shower, highlighted by stunning sunset and mountain views. Three additional upper bedrooms include a private ensuite and a jack-and-jill bathroom. On the way to the basement, there is a dedicated TV room (easily converted back to a bedroom if needed). The fully developed walkout basement is set up for entertaining or extended family, featuring an additional TV/living area, a large rec room with fireplace and wet bar, another bedroom, and a 3-piece bath. Step outside to an all-season outdoor space with radiant heater, gas hookup, hot tub, and power screen. The low-maintenance yard also features a fire pit and direct access to the lake, connecting you to pathways, bridges, and the surrounding

natural beauty. Inside, the craftsmanship is immediately evident with Brazilian cherry hardwood floors, Venetian plaster walls, and soaring 13-ft ceilings, all complemented by recent upgrades including fresh paint, new light fixtures, and upgraded bathrooms. The triple heated garage features epoxy floors, and the single bay has been converted into a functional home gym. Additional features include heated floors, built-in audio, security system, irrigation, dual furnaces and A/C units, upgraded insulation, and a full sump and drainage setup. 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 opulent property provides a truly unmatched lifestyle in one of the most sought-after communities. Book your private showing today—this is lakefront living done right.