



GRASSROOTS
REALTY GROUP

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115 Montclair Place
Cochrane Lake, Alberta

MLS # A2299384



\$1,300,000

Division:	Monterra		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,840 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	Shared Well
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 185
Basement:	Full	LLD:	27-26-4-W5
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Welcome to an exceptional bungalow estate, gracefully positioned on a beautifully landscaped 0.41-acre lot in the prestigious community of Monterra in the Cochrane Lakes—offering the rare luxury of no rear neighbors and uninterrupted views of tranquil green space. From the moment you arrive, the home’s striking stone exterior and inviting covered front porch set the tone for the elegance within. Step into a grand foyer that opens into a private study, a refined formal living and dining area, where soaring vaulted ceilings and a stunning two-way stone fireplace create an atmosphere of warmth and timeless sophistication. The heart of the home is an exquisitely designed kitchen, thoughtfully appointed with a center island breakfast bar, perfect for both everyday living and entertaining. A beautifully crafted two-way pinnacle fireplace connects the kitchen to the living space, enhancing both ambiance and flow. This home has been meticulously maintained and thoughtfully upgraded, including brand new shingles in 2025 and the addition of a spectacular all-season solarium—an ideal retreat that seamlessly extends your living space into the serene natural surroundings beyond. The fully finished layout offers three spacious bedrooms, including two luxurious ensuites, and a total of three and a half beautifully appointed bathrooms, providing both comfort and privacy for family and guests alike. Downstairs, the lower level is fully finished with the exception of one room ready for your personal needs. For your convenience there is infloor heating already roughed in. Completing this remarkable property is a triple attached garage, offering ample space for vehicles, and storage. This is more than a home—it’s a private retreat where elegance, comfort, and nature come together in perfect harmony.