



**12 Monterra Rise**  
**Cochrane Lake, Alberta**

**MLS # A2303446**



**\$1,899,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,617 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 135
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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)

**Inclusions:** Mini bar fridge, Wine bar fridge in basement, all window coverings

**\*\*Open House May 2nd & May 3rd\*\*** Welcome to the "Aurora" Showhome, set on a 0.28-acre lot, this stunning two-storey offers over 5,000 sq. ft of refined living space, 5 bedrooms, 4 bathrooms, a finished basement, and a triple car garage. A masterpiece by award-winning builder Cornerstone Luxury Homes. Located in the welcoming, family-friendly community of Monterra on Cochrane Lakes, just minutes from the town of Cochrane. As you enter the home, you are instantly greeted with an abundance of natural sunlight. 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 greatroom 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 room, a comfortable recreation room, and a gym that could also be used as a fifth bedroom ensuring the home is truly move-in ready. The oversized, heated three-car garage with epoxy floors easily accommodates 3 vehicles, storage, and recreational gear. Monterra offers an exceptional lifestyle, with tranquil lakes, scenic pathways, and generous lot sizes, 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&ndash;Thurs 2:00&ndash;8:00 | Sat & Sun 12:00&ndash;5:00.