



GRASSROOTS
REALTY GROUP

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**430 Monterra Bay
Cochrane Lake, Alberta**

MLS # A2307692



\$1,535,000

Division:	Monterra		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,718 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Corner Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 140
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures, all window coverings, gemstone lights, built cabinetry

Welcome to this STUNNING ESTATE HOME located in the prestigious community of Monterra, perfectly positioned on a quiet CUL-DE-SAC on a desirable CORNER LOT with PEEKABOO MOUNTAIN VIEWS, TRAILER/RV PARKING, and an impressive TRIPLE ATTACHED GARAGE. Thoughtfully designed with elevated finishes, a warm modern farmhouse feel, and an EXPANSIVE FLOOR PLAN, this home seamlessly blends timeless elegance with modern luxury while offering the perfect balance of upscale entertaining and comfortable family living. The bright and airy main floor showcases rich HARDWOOD FLOORING, soaring 9' CEILINGS, oversized 8' DOORS, and a striking GAS FIREPLACE framed by custom built-in cabinetry. A sun-filled MAIN FLOOR OFFICE creates the perfect executive workspace, while oversized windows throughout flood the home with NATURAL LIGHT, creating a warm and inviting atmosphere. At the heart of the home is the chef-inspired kitchen featuring QUARTZ COUNTERTOPS, a GAS RANGE, DESIGNER HOOD FAN, BUILT-IN MICROWAVE & WARMING DRAWER, WINE FRIDGE, and an OVERSIZED WALK-IN PANTRY complete with custom built-ins. The oversized island with BREAKFAST BAR creates the perfect gathering space for hosting family and friends. The tiled mudroom offers BUILT-IN LOCKERS for effortless organization, while the powder room is elevated with a full vanity for added sophistication. Upstairs, the luxurious PRIMARY RETREAT captures mountain views and features a fully customized WALK-IN CLOSET along with a SPA-INSPIRED ENSUITE showcasing DUAL QUARTZ VANITIES, a STAND-ALONE SOAKER TUB, and a FULLY TILED WALK-IN SHOWER with niche detailing. A thoughtfully designed children's wing offers two spacious bedrooms with custom

closet organizers and a beautifully appointed full bathroom. The upper BONUS ROOM provides the perfect secondary living space, while the upper LAUNDRY ROOM is equally refined with QUARTZ COUNTERS, a sink, and additional built-in storage. Additional upgrades include BLACK-FRAMED WINDOWS, DESIGNER WINDOW COVERINGS, CEILING FANS, ENHANCED POT LIGHTING, EXTERIOR LED LIGHTING, WATER SOFTENER, and an UPGRADED ELECTRICAL PANEL. The UNFINISHED BASEMENT awaits your future vision and offers endless potential for additional living space. The exterior offers incredible functionality with ample parking, TRAILER/RV PARKING, and exceptional curb appeal in one of Monterra's most sought-after locations. Surrounded by beautiful estate homes and located just minutes to Cochrane and Calgary, every detail of this exceptional property has been carefully curated to offer a luxurious lifestyle in a truly stunning setting.