



GRASSROOTS

REALTY GROUP

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**8 Monterra Rise
Cochrane Lake, Alberta**

MLS # A2310372



\$1,795,000

Division:	Monterra		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,928 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer, Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 140
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wet Bar		
Inclusions:	NA		

This is the one you've been waiting for. The Elk Park Homes Showhome in Monterra is now for sale, and it shows like nothing else on the market. Ten- and twelve-foot ceilings set the tone from the moment you walk in, where a modern country feel comes through in every finish and fixture. Floor to ceiling windows flood the space with natural light, and the attention to detail from top to bottom is exactly what you'd expect from a builder of this calibre. The kitchen and living area were built for entertaining. A grand island anchors the space, the dining area frames a mountain view, and the kitchen itself features a Bosch appliance package, a wood-finished hood fan, and a butler's pantry. The gas fireplace finished in porcelain tile flows naturally into the primary retreat, which has its own access to the large, covered deck. The primary bath delivers a walk-in shower, double floating vanity, and soaker tub. The walk-in closet takes care of the rest, with enough space for two people to share it without the compromise. The basement does not feel like one. Large windows and in-floor heat set the tone. Two generous bedrooms, a cozy rec space with wet bar, and a flex room that works as a gym, yoga studio, or second office round it out. It's a basement you'll enjoying using. Central air keeps the main floor comfortable through summer, and the triple attached garage with wide-radius driveway handles everything Alberta throws at you. The home comes fully landscaped with new home warranty included. All furniture is available for purchase as well, so a move-in-ready situation is entirely possible. Leaseback and long close options are on the table with possession available June 2027. Book your private showing or come by during open house hours to see it for yourself.