



**648 Montclair Place  
Cochrane Lake, Alberta**

**MLS # A2322380**



**\$1,460,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Monterra   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence   |               |                   |
| <b>Size:</b>     | 3,452 sq.ft.   | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Driveway, Front Drive, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.38 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P    |               |                   |

|                    |                                      |                   |              |
|--------------------|--------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile               | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | \$ 185       |
| <b>Basement:</b>   | Full                                 | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Composite Siding, Post & Beam, Stone | <b>Zoning:</b>    | R-1          |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -            |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Basement Beverage Fridge, Air Conditioner, Window Coverings, Hot Tub, Garage Remote(s), Wooden Shelving and Tire Rack in Garage, Ecobee, Wooden Outdoor Planters

Welcome to 648 Montclair Place- with one of a kind mountain & lake views paired with post & beam inspired construction this home has all the appeal inside and out. Designed with a luxurious MAIN FLOOR PRIMARY SUITE, this home offers the ease of main floor living while still providing the space and presence of an estate-sized home with room to grow. Situated on a beautifully landscaped corner lot backing onto a creek, this is more than a home - it's where Mountain Majesty and West Coast soul meet in perfect harmony. The open-concept main floor is centred around a spectacular living room with a two-way indoor/outdoor gas fireplace and seamless access to the expansive wrap-around deck. The beautifully designed custom kitchen features in-floor heat, granite countertops, built-in appliances, midnight blue cabinetry, full-height backsplash, and a large island overlooking the bright dining area positioned to capture the mountain views. The spacious main floor primary retreat is a true highlight, featuring expansive bay windows that fill the room with natural light while showcasing the scenery beyond. Complete with a cozy gas fireplace, walk-in closet, spa-inspired 5-piece ensuite, and direct deck access, this space offers the perfect balance of privacy and comfort. The functional laundry and mudroom includes built-in storage and cabinetry, walk-in pantry storage, laundry chute, rough-in for a future sink, and central vacuum system. Upstairs offers 3 additional bedrooms with charming shiplap details, including one bedroom with its own private ensuite and soaker tub, another full 4-piece bathroom, plus an open catwalk and flexible office or study area with custom built-ins overlooking the main living space. The bright walk-out lower level is designed for relaxation and entertaining with a family/games room featuring a wet bar and in-floor heating. An expansive soundproof theatre room

with projector and screen creates the ultimate movie-night experience, and dedicated home gym space makes this the complete package. This level also includes a 3-piece bathroom, extensive storage, sauna prepped and ready to install dry/steam inspired spa package. Outside, the professionally landscaped yard, mature trees, wrap-around deck, and included hot tub create the ultimate indoor-outdoor lifestyle. Additional highlights include dual furnaces, central A/C, on-demand hot water, water softener, underground sprinklers, and a HEATED TRIPLE GARAGE with built-in shelving. **\*\*Don't miss the full video tour\*\***