



GRASSROOTS
REALTY GROUP

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527 Montclair Place
Cochrane Lake, Alberta

MLS # A2341130



\$1,995,000

Division:	Monterra		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,368 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Aggregate, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 185
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Projector & Screen, Audio Visual Equipment, Elan Smart Home System & Remotes, Built-In Bose Speakers, Radon Gas Mitigation System, All Window Coverings, Automatic Blinds, Outdoor Garden Box with Lighting, Built-In Closet Organizers in Primary Bedroom		

WELCOME TO 527 MONTCLAIR PLACE, an exceptional FULLY FINISHED, WALKOUT BUNGALOW offering breathtaking LAKE & ROCKY MOUNTAIN VIEWS in the prestigious estate community of MONTERRA. Situated on approximately 0.39 ACRES on a generous PIE-SHAPED LOT, this beautifully maintained home offers 2,368 SQ.FT. ABOVE GRADE, a TRIPLE ATTACHED GARAGE, extensive landscaping and an incredible setting just minutes from Cochrane. Step inside to an impressive OPEN-CONCEPT MAIN FLOOR with soaring ceilings, beautiful stone detailing and expansive windows that capture the views and fill the home with natural light. The WHITE KITCHEN is designed for both everyday living and entertaining with quartz countertops, premium appliances, generous cabinetry and a BUTLER'S PANTRY. A stunning FLOOR-TO-CEILING STONE, DOUBLE-SIDED FIREPLACE anchors the living spaces, while the adjoining SUNROOM provides a peaceful place to enjoy the surroundings year-round. The PRIMARY RETREAT takes full advantage of the views and features a spa-inspired ensuite with STEAM SHOWER, SOAKER TUB, WALK-IN CLOSET and beautiful tile work. An ELEVATOR provides convenient access between both levels. The FULLY DEVELOPED WALKOUT BASEMENT is made for entertaining with a WET BAR & SEATING, FIREPLACE, MEDIA CENTRE WITH PROJECTOR & SCREEN, two additional bedrooms, full bathroom, storage and IN-FLOOR HEATING. Outside is where this property truly shines. Upscale LANDSCAPING has created a private retreat with natural stone tiers, established gardens, aggregate patio and irrigation. Relax on the expansive deck while taking in the PANORAMIC MOUNTAIN & LAKE VIEWS. Enjoy estate living surrounded by Monterra's PATHWAYS, PARKS, PLAYGROUNDS,

GREEN SPACES & LAKESIDE SETTING, an exceptional property where the home, lot and views come together beautifully.

ADDITIONAL UPGRADES INCLUDE: LUX windows (2023–2026) • Quartz countertops & GE Café appliances (2021) • Sub-Zero refrigerator • Kohler cast iron sink • Advantium 5-in-1 oven • Interior renovations, carpet, electrical & paint (2021) • Sunroom roof & vinyl panels (2025) • ELAN smart home system • Bose/built-in speakers • Automated window coverings • Elevator • Duradek deck (2025) • Malarkey Legacy high-impact roof (2025) • New boiler (2025) • Resurfaced garage pad (2022) • Washer & dryer (Aug 2026) • Hot water on demand • Water softener • Central vacuum • Radon mitigation • Irrigation • Gas line hook up (behind stove) for installation of a gas cooktop.