



GRASSROOTS
REALTY GROUP

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430 Monterra Bay
Cochrane Lake, Alberta

MLS # A2345188



\$1,485,000

Division:	Monterra		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,742 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 140
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Beverage Refrigerator, Hood Fan, Window Coverings-all, Garage Control + Remote(s), Gemstone Lights, Ceiling Fan(s)		

Set on a quiet cul-de-sac in the estate community of Monterra at Cochrane Lakes, this exceptional home is just a year old and presents in truly impeccable, better-than-show-home condition. Thoughtfully customized throughout and beautifully finished with a warm modern farmhouse aesthetic, every detail has been carefully considered to create a home that feels both elevated and incredibly inviting. Positioned on a desirable corner lot with peekaboo mountain views, a triple attached garage, dedicated trailer/RV parking and generous additional parking, the property offers an impressive combination of design, space and functionality. Inside, the expansive main floor features a grand two-story entrance filled with natural light from oversized windows, showcasing hardwood flooring, 9' ceilings, 8' interior doors and refined finishes throughout. The living room is anchored by a gas fireplace surrounded by custom built-in cabinetry, while a dedicated main-floor office provides a beautiful and practical work-from-home space. At the heart of the home, the kitchen was designed for both everyday living and luxurious entertaining. Quartz countertops, an oversized island with breakfast seating, a high-end gas range, statement hood fan, built-in microwave, warming drawer and wine fridge are complemented by an oversized butler's pantry with custom built-ins. Just off the garage, the tiled mudroom features incredible built-in lockers for effortless organization, while even the powder room has been thoughtfully upgraded with a full vanity. Upstairs, the primary suite is a true retreat, capturing mountain views and featuring a fully customized walk-in closet and beautifully appointed ensuite. Dual quartz vanities, a stunning freestanding soaker tub and an oversized fully tiled walk-in shower with niche detailing create a spa-like space designed to unwind. Two additional spacious bedrooms

feature custom closet organizers and share a beautifully finished full bathroom. A generous bonus room offers a second living space, while the upper laundry room is finished with quartz counters, a sink, linen closet and additional built-in storage. The level of customization continues throughout the home with black-framed windows, designer window coverings, upgraded lighting and pot lights, ceiling fans, exterior LED lighting, a water softener, and an upgraded electrical panel. The unfinished lower level provides an excellent opportunity to create additional living space tailored to your needs. Perfectly staged, meticulously maintained and showing as though it has barely been lived in, this is a rare opportunity to enjoy the look and feel of a brand-new custom home without the wait. Located only minutes from Cochrane and with convenient access to Calgary and the Rocky Mountains, 430 Monterra Bay offers estate living with exceptional style, thoughtful upgrades and a level of finish that truly needs to be experienced in person.