



GRASSROOTS
REALTY GROUP

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31 Montenaro Bay Cochrane Lake, Alberta

MLS # A2346115



\$1,497,000

Division:	Monterra		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,946 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Aggregate, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.48 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lake, La		

Heating: Central, In Floor, Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 185

LLD: -

Zoning: R-1

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

The Lakehouse at Monterra. Perched on nearly half an acre backing directly onto the lake, this custom-built executive walkout bungalow delivers something few Monterra properties can claim: uninterrupted water views paired with a Rocky Mountain backdrop. Country living, city convenience — and a setting that feels like a permanent vacation. Step inside and the view greets you immediately — a wall of windows framing the lake and mountains beyond. Hardwood floors lead into an open living and dining space anchored by a stone gas fireplace with a custom mantel, while a private office with custom built-ins sits just off to the right of the entry. The chef-inspired kitchen features a copper range hood, Miele double wall ovens, a KitchenAid cooktop on the island, a silgranite undermount sink, and granite backsplash detail that echoes the mountain silhouette beyond the window — flowing into a full butler's pantry. The main floor laundry room offers upper cabinets and a sink, leading into the heated four-car garage. The primary suite is its own retreat: a wall of windows overlooking the lake and mountains, private deck access, and a five-piece spa ensuite with heated floors, dual vanities, a jetted soaker tub, and a walk-in shower with body jets. The walkout lower level is built for gathering — in-floor heat throughout, a floor-to-ceiling stone fireplace, a wet bar with granite counters and bar fridge, and a spacious recreation room that opens onto the backyard and lakefront beyond. One of the two lower-level bedrooms is generously sized with its own separate entrance to the patio. Finished with crown moulding throughout, triple-pane windows, new exterior 8' doors (2020), frameless glass decking to preserve the sightlines, and an in-ceiling speaker system, this home is as thoughtfully built as it is beautiful. Additional comfort measures you'd expect

include central air conditioning, a 200-amp electrical service (for potentially adding an EV charger), and a full irrigation system. This is a rare offering in Monterra: a fully custom home with lake and mountain views, on nearly half an acre, minutes from Cochrane. Come and view 31 Montenaro Bay. "Where the Lake meets the Rockies."