

# \$1,975,000 - 43 Monterra Landing, Rural Rocky View County

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MLS® #A2184718

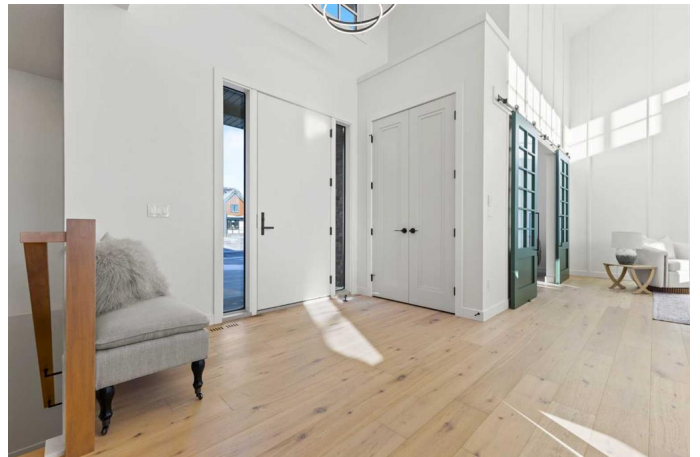
**\$1,975,000**

5 Bedroom, 4.00 Bathroom, 2,679 sqft  
Residential on 0.32 Acres

Monterra, Rural Rocky View County, Alberta

**\*\*For Weekday Open Houses - Come to 8 Monterra Rise (Elk Park Homes Showhome)\*\***

Introducing 43 Monterra Landing, a masterpiece of luxury living nestled in the serene community of Monterra. Skillfully constructed by the renowned Elk Park Homes, this brand-new property offers over 4,400 sq. ft. of meticulously designed living space, blending modern elegance with timeless craftsmanship. Step into the grand foyer that leads to a spacious, open-concept main floor with vaulted ceilings. The heart of the home is a chef-inspired kitchen which flows seamlessly into the inviting dining area and living room that showcases an elegant gas fireplace. This area receives maximum daylight due to the many windows added to make it feel open and welcoming. From the living room exit out to a massive deck that overlooks green space and Monterra's East Lake. The primary suite occupies most of the space behind the kitchen and includes a generously sized spa-like 5-piece ensuite and walk-in closet. The main floor also includes a private office, a powder room for your guests, a spacious laundry room with ample counter space that extends from a butler's pantry and a large mudroom from the garage. The additional loft space above the garage is a game-changer. Bungalow living with added family space means this home is perfect for larger families or those in a transitional life stage. The 800+ SQ FT loft



space offers an expansive second living area and two large bedrooms designed with comfort in mind. The 4pc bath means family, or guests, can enjoy some tranquility away from the main areas. The fully developed walk-out basement is an entertainerâ€™s dream, with a recreation room, a theatre room and a wet bar. The double doors lead out on to the patio with private views onto the lake. Another 2 bedrooms and full bath complete the bottom floor. The oversized triple garage ensures ample space for vehicles and storage and with 9 ft doors, you have plenty of clearance pulling in. Monterra is celebrated for its spacious lots, picturesque landscapes, and thoughtfully planned community. Located just minutes from Cochrane and a short drive to Calgary, this home offers the perfect blend of peaceful living and urban convenience. This exceptional home, built with unparalleled attention to detail by Elk Park Homes, comes with full New Home Warranty, ensuring peace of mind for years to come. Experience the pinnacle of luxury, comfort, and natural beauty at 43 Monterra Landingâ€”this extraordinary property is ready to welcome you home.

Built in 2025

**Essential Information**

MLS® #	A2184718
Price	\$1,975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,679
Acres	0.32
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	43 Monterra Landing
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G8

### Amenities

Amenities	Park, Picnic Area, Playground, Gazebo
Parking Spaces	8
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Creek/River/Stream/Pond, Environmental Reserve, Gentle Sloping
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 21st, 2025
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Days on Market	90
Zoning	R1

**Listing Details**

Listing Office	Real Broker
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