

\$1,295,000 - 119 Montclair Place, Rural Rocky View County

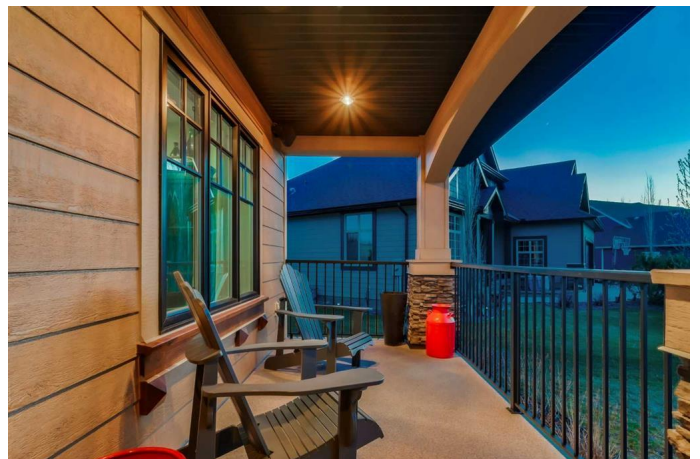
MLS® #A2213723

\$1,295,000

5 Bedroom, 4.00 Bathroom, 2,613 sqft
Residential on 0.41 Acres

Monterra, Rural Rocky View County, Alberta

This Custom-Built 5-Bedroom Family Home in Monterra is ready for its next family. An incredible 2-storey custom home by Jano Custom Homes, offering over 3,600 sq ft of beautifully finished living space in the sought-after community of Monterra. It features 5 well appointed bedrooms with 3 full baths and a powder room. The home is a warm and traditional design with thoughtful upgrades in a serene setting. The main floor highlights include a private home office/den, gourmet kitchen with custom medium oak cabinetry, giallo granite countertops from Italy, large eyebrow detailed island, and high-end stainless steel appliances. An Open-concept living and dining areas enjoy stunning views to the south on rolling pastures with a plethora of natural light. Enjoy tranquility with your indoor cozy gas fireplace or entertain on your private covered back deck. Upstairs offers a bonus room, primary retreat with private deck, walk-in closet with built-ins, and a 4-pc ensuite. Two additional bedrooms and a full bath complete the upper level. Solid-core doors and sound insulation throughout the bedroom level for enhanced privacy. The fully finished basement boasts a second cozy family room fireplace, media room, two more bedrooms, full bath, and generous storage. Equipped with 2 high-efficiency furnaces and a new 50-gallon hot water tank with circulating pump for instant hot water. Enjoy the outdoors with mature



landscaping, a 3-zone sprinkler system, firepit area, and natural gas BBQ hookup on the wind-sheltered back deck. The oversized, heated triple garage includes built-in cabinetry, a utility sink, and a heated workshop bay. The single garage is an oversized tandem so 4 vehicles could fit. Located in a family-friendly neighborhood with walking paths, parks, playgrounds, serene lake and a vibrant community pavilion make this the ideal setting for the discerning home owner. Come view it Today.

Built in 2011

Essential Information

MLS® #	A2213723
Price	\$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,613
Acres	0.41
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	119 Montclair Place
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A7

Amenities

Amenities	Playground, Trash, Visitor Parking, Boating, RV/Boat Storage
-----------	--

Parking Spaces	10
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, Secured, Tandem, Concrete Driveway, Guest, On Street, Triple Garage Attached
# of Garages	4
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Water Heater, Humidifier
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas, Fireplace Insert, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Masonry, Insert, Zero Clearance
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Entrance, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Masonite, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	2

Zoning	R1
HOA Fees	160
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.