

\$925,000 - 416 Montclair Place, Rural Rocky View County

MLS® #A2213960

\$925,000

3 Bedroom, 4.00 Bathroom, 3,837 sqft
Residential on 0.38 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to “Monterra on Cochrane Lakes”! Discover the opportunity to own in the exclusive and peaceful community of Monterra, just minutes from Cochrane and a short drive to Calgary. Surrounded by stunning mountain views, Cochrane Lake, ponds, parks, and green space, this property offers a quiet retreat from the city. Ideally located on a tranquil cul-de-sac, just two doors from pathway access and serene ponds—and only steps from Cochrane Lake—this spacious 0.38-acre south-facing lot offers beautiful natural surroundings. The home’s exterior features stucco and stone, with a large aggregate driveway leading to a triple-car garage, creating excellent curb appeal. This large estate property presents endless potential. With 3,837 sq. ft. above grade and a 1,621 sq. ft. unfinished walkout basement, this home is ready for your vision and personal touch to restore it to its full potential. The main floor offers a functional layout with a kitchen open to the breakfast nook and living room, a formal dining area open to a family room, a home office, and a full bathroom. Upstairs, you'll find 3 bedrooms, 3 bathrooms, and a spacious bonus room. The generously sized primary suite includes a walk-in closet, a 5-piece ensuite, and a private balcony with lake and mountain views. Enjoy the natural beauty and recreational lifestyle that Monterra offers, with scenic ponds, winding trails, and



year-round outdoor activities. This is your chance to invest in and unlock the potential of a spacious estate home in a desirable community. Please note this is a Judicial Saleâ€”property is being sold as is.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213960 |
| Price | \$925,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,837 |
| Acres | 0.38 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 416 Montclair Place |
| Subdivision | Monterra |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0A8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Granite Counters, Kitchen Island |
| Appliances | None |

| | |
|-----------------|--|
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | Balcony |
| Lot Description | Cul-De-Sac, Landscaped, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 3 |
| Zoning | DC36 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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