

# \$1,299,000 - 7 Monterra Link, Rural Rocky View County

MLS® #A2214313

**\$1,299,000**

7 Bedroom, 4.00 Bathroom, 3,147 sqft

Residential on 0.29 Acres

Monterra, Rural Rocky View County, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 26, 1-4PM\*\*** This Amazing family home boasts 7 BEDROOMS, gleaming hardwood floors, a huge kitchen and stunning MOUNTAIN views! With fully finished, walkout basement you have more than 4700sqft of developed living space to enjoy! The main floor features living room with soaring 18 ft ceilings, highlighted by the floor to ceiling fireplace and huge south facing windows. The chef's kitchen is complete with large island, tons of cabinets, granite countertops & corner pantry. The main also has a beautiful dining room, private den with french doors and massive mudroom with lockers that leads to the triple car, heated garage. The upper level has 4 good sized bedrooms, including the master suite with vaulted ceilings, stunning ensuite with steam shower and a huge walk in closet! The lower walkout level was professionally developed, complete with 3 bedrooms, huge rec room area and 4 pc bathroom. Other features are A/C, rooftop solar panels, sun room on main upper deck, in floor heat, gas lines for BBQ and outdoor heaters & the option to add a gas stove in the kitchen. Backing onto a green belt this .3 acre lot has great lake access for both summer and winter! This home is a must see!

Built in 2008

## Essential Information

MLS® #

A2214313



Price	\$1,299,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,147
Acres	0.29
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Monterra Link
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G7

### Amenities

Amenities	Park, Playground, Snow Removal, Trash
Parking Spaces	6
Parking	Driveway, Front Drive, Heated Garage, Triple Garage Attached, 220 Volt Wiring, Private Electric Vehicle Charging Station(s)
# of Garages	3

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Electric Water Heater
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Zoning	R-1

## Listing Details

Listing Office	Sotheby's International Realty Canada
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