

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

MLS® #A2184718

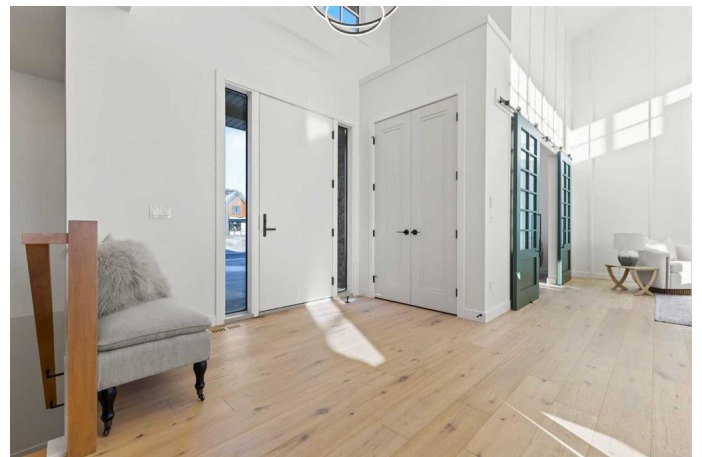
**\$1,975,000**

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 entertainer'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 Landing—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 Gazebo, Picnic Area, Playground, Park  
Parking Spaces 8  
Parking Heated Garage, Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Ceiling Fan(s), Wet Bar  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator, Freezer, Gas Stove  
Heating Forced Air, Natural Gas, In Floor  
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, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Gentle Sloping, Irregular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 21st, 2025

Days on Market 92

Zoning R1

## **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.