

# \$1,225,000 - 22 Monterra Way, Rural Rocky View County

MLS® #A2246669

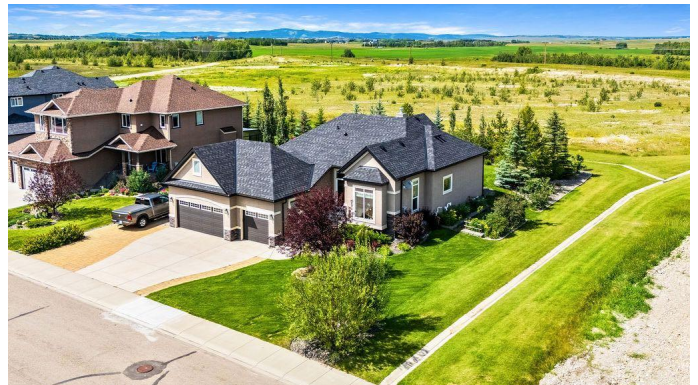
**\$1,225,000**

5 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.26 Acres

Monterra, Rural Rocky View County, Alberta

This fully finished bungalow in the prestigious community of Monterra combines elegance, comfort, and thoughtful upgrades on a beautifully landscaped quarter-acre lot with breathtaking north and west views. The oversized, heated triple garage offers a large commercial sink, 220 V power, and additional parking, while the outdoors offers an expansive sunroom, tiered deck with gas line and hot tub power, surrounded by your own forest of trees, creating the perfect private retreat. Inside, soaring 10'™ ceilings, a grand spiral staircase, and a stunning two-way gas fireplace with custom walnut wall set the tone for the open, light-filled main floor, where a gourmet kitchen with granite countertops, walk-through pantry, premium Thor gas range, commercial KitchenAid refrigerator, built-in microwave/second oven, and reverse osmosis water filtration flows seamlessly into the dining and living areas with custom built-ins. The primary suite features double door entry, a walk-in closet, and a spa-inspired 5-piece ensuite with soaker tub, tiled shower, and dual sinks, while a front office or additional bedroom, full bath, and laundry/mudroom complete the level. The fully finished lower level offers a large recreation space with a virtually new pool table, wet bar, and games area, a cozy media room, three generous bedrooms, and a 5-piece bathroom. Recent upgrades include central air conditioning, a main floor home speaker system, a new roof with fascia and eavestroughs (2025), new front



and garage doors, Hunter Douglas Silhouette blinds, and a dog run. Located on a quiet street just minutes from Cochrane and a short drive to Canmore and Banff, this exceptional home offers luxury, functionality, and the best of city and country living in one stunning package.

Built in 2012

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2246669                         |
| Price          | \$1,225,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,734                            |
| Acres          | 0.26                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 22 Monterra Way         |
| Subdivision | Monterra                |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 0H1                 |

**Amenities**

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

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, |
|-------------------|--------------------------------------------------------------------------|

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
|                 | Walk-In Closet(s), Wet Bar, Central Vacuum, Granite Counters, See Remarks, Wired for Sound                 |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas                                                                                    |
| Cooling         | Central Air                                                                                                |
| Fireplace       | Yes                                                                                                        |
| # of Fireplaces | 1                                                                                                          |
| Fireplaces      | Gas, Living Room, Double Sided, Mantle, Tile                                                               |
| Has Basement    | Yes                                                                                                        |
| Basement        | Full                                                                                                       |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, See Remarks, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Stone, Stucco, Wood Frame                                                                          |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 82                |
| Zoning         | R-1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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