

# \$1,150,000 - 204 Montclair Place, Cochrane Lake

MLS® #A2197589

**\$1,150,000**

5 Bedroom, 5.00 Bathroom, 3,723 sqft

Residential on 0.40 Acres

N/A, Cochrane Lake, Alberta

Welcome to 204 Montclair Place in the picturesque community of Monterra at Cochrane Lake, just 6 km north of Cochrane. This stunning two-storey home offers 3,733 sq. ft. of thoughtfully designed living space, blending elegance with functionality. Step inside to an open-concept main floor filled with natural light. This spacious living area features build-in speakers and brand-new carpet, creating a cozy yet modern atmosphere. Adjacent is the dining area, showcasing high ceilings, abundant windows, and newly installed hardwood floors. The beautifully appointed kitchen boasts granite countertops, ample cabinetry, and recently updated appliances, making it a chef's dream. A well-equipped laundry room with extra storage, a main-floor office, and a heated triple garage complete this level. Upstairs, a bright loft with a skylight provides a perfect space for an additional office or reading nook. The primary suite is a retreat of its own, featuring a generous walk-in closet and a luxurious five-piece ensuite. Two additional spacious bedrooms and a large bonus room with access to a private balcony offer versatile living options for families or guests. The fully finished basement is designed for entertainment, complete with a bar, a pool table, an a spacious recreation area. Two more bedrooms and a three-piece bathroom provide additional living space, while a separate walk-up entrance enhances accessibility. Outside, enjoy expansive fenced yard and deck, perfect



for outdoor gatherings and relaxation. This exceptional home offers a rare opportunity to experience serene lakeside living while being just minutes from Cochrane's amenities. Don't miss your chance to call it home!

Built in 2007

### Essential Information

MLS® #	A2197589
Price	\$1,150,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,723
Acres	0.40
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	204 Montclair Place
Subdivision	N/A
City	Cochrane Lake
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A7

### Amenities

Amenities	Playground
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite
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	Counters, Kitchen Island, Open Floorplan, Sauna, Skylight(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony
Lot Description	Lake, Level, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	55
Zoning	DC36

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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