

# \$1,698,000 - 12 Monterra Rise, Rural Rocky View County

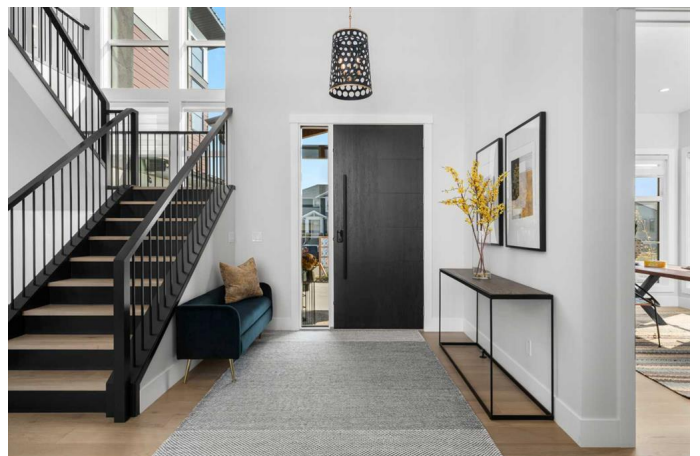
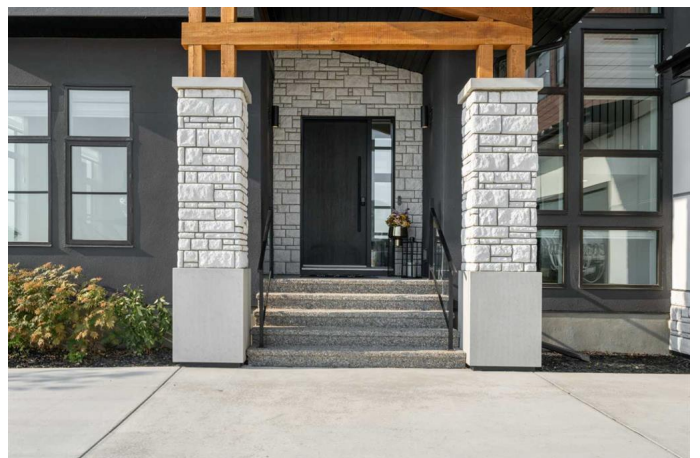
MLS® #A2260415

**\$1,698,000**

5 Bedroom, 4.00 Bathroom, 3,534 sqft  
Residential on 0.28 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to the "Aurora" Showhome, a masterpiece by award-winning builder Cornerstone Luxury Homes (now offered with a finished basement). Thoughtfully designed with intention and purpose, this home strikes the perfect balance of elegance and comfort in the welcoming, family-friendly community of Monterra on Cochrane Lakes, just minutes from the town of Cochrane. Set on a 0.28-acre lot, this stunning two-storey offers over 4,900 sq. ft of refined living space, 5 bedrooms, 5 bathrooms and a triple car garage. A striking mezzanine bridge and expansive windows showcase breathtaking views, while the open-concept main floor creates an ideal flow for family living and entertaining. The great room impresses with soaring vaulted ceilings and a sleek linear gas fireplace. The chef-inspired kitchen features a large center island, custom cabinetry, premium appliances, and an impressive butler's pantry. Completing the main level are a dedicated office/study, spacious dining area, oversized mudroom, and elegant 2-piece powder room. Step outside to the expansive wrap-around deck, perfect for al fresco dining and unforgettable sunsets. Upstairs, the primary retreat is a serene escape, offering space for a king-sized bed, a spa-inspired 5-piece ensuite, and a custom walk-in closet. Two additional bedrooms, a 5-piece bath, and a light-filled bonus room provide ample space for family and guests. The fully developed basement expands your living space with a bedroom, a



wine bar, a comfortable recreation room, and a gym that could also be used as a bedroom ensuring the home is truly move-in ready (basement development is in progress). The oversized, heated three-car garage with epoxy floors easily accommodates vehicles, storage, and recreational gear. Monterra offers an exceptional lifestyle, with tranquil lakes, scenic pathways, and generous lots, while keeping you close to the charm of Cochrane and the convenience of Calgary. Available as a leaseback. Book your private showing today or visit the showhome during open hours to learn all that Monterra has to offer. Showhome Hours: Monâ€“Thurs 2:00â€“8:00 | Sat & Sun 12:00â€“5:00.Â

Built in 2023

### Essential Information

MLS® #	A2260415
Price	\$1,698,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,534
Acres	0.28
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Monterra Rise
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T4C 0H2

### Amenities

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

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Gas Range  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 26th, 2025  
Days on Market 46  
Zoning R-1

### Listing Details

Listing Office eXp Realty

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