

\$1,275,000 - 22 Monterra Way, Rural Rocky View County

MLS® #A2246669

\$1,275,000

4 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	\$1,275,000
Bedrooms	4
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, Central Vacuum, Double Vanity, Granite Counters,
-------------------	---

	High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, 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, Double Sided, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 15th, 2025
Days on Market	47
Zoning	R-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.