

# \$925,000 - 416 Montclair Place, Rural Rocky View County

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MLS® #A2213960

**\$925,000**

3 Bedroom, 4.00 Bathroom, 3,837 sqft  
Residential on 0.38 Acres

Monterra, Rural Rocky View County, Alberta

Welcome to “Monterra on Cochrane Lakes”! Discover the opportunity to own in the exclusive and peaceful community of Monterra, just minutes from Cochrane and a short drive to Calgary. Surrounded by stunning mountain views, Cochrane Lake, ponds, parks, and green space, this property offers a quiet retreat from the city. Ideally located on a tranquil cul-de-sac, just two doors from pathway access and serene ponds—and only steps from Cochrane Lake—this spacious 0.38-acre south-facing lot offers beautiful natural surroundings. The home’s exterior features stucco and stone, with a large aggregate driveway leading to a triple-car garage, creating excellent curb appeal. This large estate property presents endless potential. With 3,837 sq. ft. above grade and a 1,621 sq. ft. unfinished walkout basement, this home is ready for your vision and personal touch to restore it to its full potential. The main floor offers a functional layout with a kitchen open to the breakfast nook and living room, a formal dining area open to a family room, a home office, and a full bathroom. Upstairs, you'll find 3 bedrooms, 3 bathrooms, and a spacious bonus room. The generously sized primary suite includes a walk-in closet, a 5-piece ensuite, and a private balcony with lake and mountain views. Enjoy the natural beauty and recreational lifestyle that Monterra offers, with scenic ponds, winding trails, and



year-round outdoor activities. This is your chance to invest in and unlock the potential of a spacious estate home in a desirable community. Please note this is a Judicial Saleâ€”property is being sold as is.

Built in 2007

**Essential Information**

MLS® #	A2213960
Price	\$925,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,837
Acres	0.38
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	416 Montclair Place
Subdivision	Monterra
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0A8

**Amenities**

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

**Interior**

Interior Features	Bookcases, Granite Counters, Kitchen Island
Appliances	None

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	12
Zoning	DC36

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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