

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

MLS® #A2260415

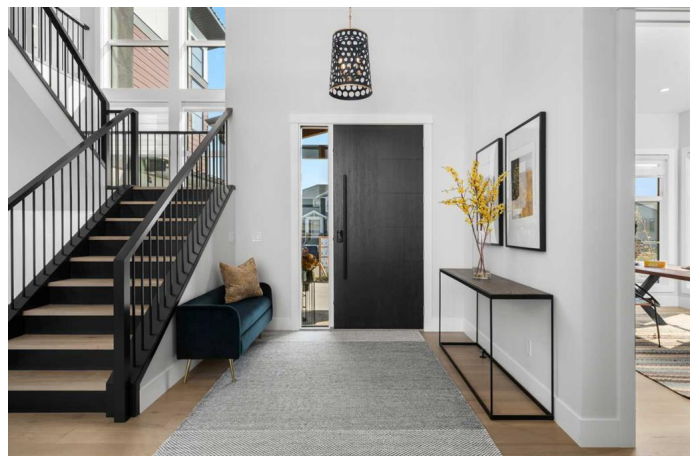
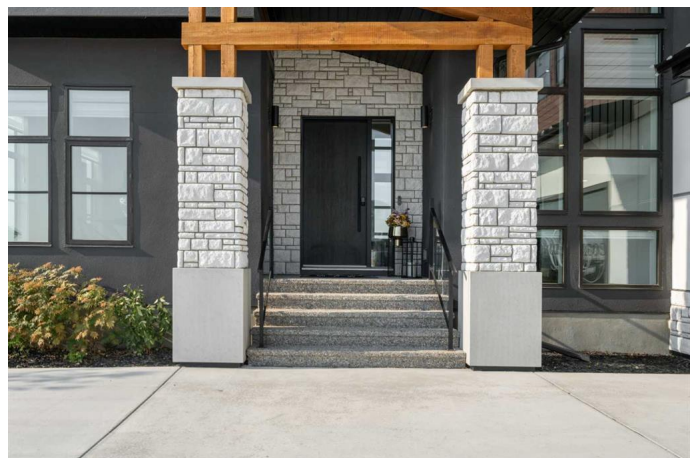
\$1,698,000

5 Bedroom, 5.00 Bathroom, 3,534 sqft

Residential on 0.28 Acres

Monterra, Rural Rocky View County, Alberta

***OPEN HOUSE: October 18th & 19th
12:00-5:00 pm. 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 two more bedrooms, a wine bar, and a comfortable recreation room, 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: Mon–Thurs 2:00–8:00 | Sat & Sun 12:00–5:00.Â

Built in 2023

Essential Information

MLS® #	A2260415
Price	\$1,698,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
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), Gas Range, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, 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	18
Zoning	R-1

Listing Details

Listing Office	eXp Realty
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