

# \$1,299,000 - 608 Montclair Place, Rural Rocky View County

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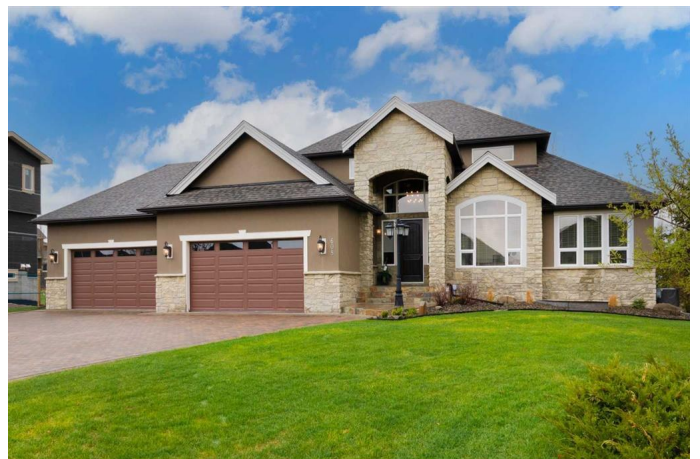
MLS® #A2220054

**\$1,299,000**

5 Bedroom, 4.00 Bathroom, 2,988 sqft  
Residential on 0.43 Acres

Monterra, Rural Rocky View County, Alberta

OPEN HOUSE on Saturday June 14 from 2-4pm. Welcome to 608 Montclair Place. This gorgeous executive home boasts 5 bedrooms, 4 bathrooms, 2 home offices, and a 4-car garage, all located in the prestigious community of Monterra on the Lake. Stepping into the grand foyer you are greeted with an open concept main floor with a high-end chef's kitchen, family friendly dining and living room space, and for those special occasions a separate formal dining room, with coffered ceilings and large bright windows. Just off the kitchen is a large, covered, west facing sunroom that overlooks the expansive backyard, allowing for the indoor-outdoor living space that, until now, you could have only dreamed about. To describe the main floor master bedroom as "impressive" does not do it justice, with its double closets, spa like 5-piece ensuite, and 3-way gas fireplace that exudes luxury. The laundry room is conveniently located just down the hall, and the main floor is finished off by a bright home office overlooking the front yard, and 2-piece powder room. The second floor has a lovely bright loft area, perfect for relaxing and enjoying your favorite book, and is finished with two large bedrooms that share a beautiful 5-piece Jack and Jill bathroom. The walkout basement has a large rec room with a double-sided fireplace to the walk out patio area, perfect for unwinding after a long day or



catching up with family and friends. Two more oversized bedrooms are in the basement, one of which is currently being used as a gym. A full bathroom is located just beside both bedrooms, and a 2nd home office, along with an amazing theatre room, perfect for movie night, finishes the inside of this amazing home.

Parking is a dream with this home’s huge driveway, boasting a 4-car garage complete with epoxy coated and heated floors as well as 30 amp/220v power, perfect for the year-round hobbyist or the busy family that needs to store all of your sporting and adventure equipment. The luxury that this home brings doesn’t stop there, as this home is located on a large, 0.43-acre lot, fully landscaped and manicured and featuring countless upgrades including lawn irrigation, matching garden shed with powered garage door, expansive rear lawn with flower beds, and is all fully fenced with a newly added dog run off the garage man door for your beloved pets. Upgrades are too numerous to count, but most notable is this home’s newly installed air conditioning, new roof and gutters installed in April 2025, a tankless water heater, reverse osmosis drinking water, water softener, 2 furnaces and a central vacuum system. Book your showing today as this gorgeous gem in the heart of Cochrane’s most prestigious neighborhood will not last long!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220054    |
| Price          | \$1,299,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,988       |

|            |                   |
|------------|-------------------|
| Acres      | 0.43              |
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 608 Montclair Place     |
| Subdivision | Monterra                |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C0A8                  |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Gazebo, Playground    |
| Parking Spaces | 4                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range, Convection Oven  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Yard, Dog Run   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Dog Run Fenced In, Few Trees |
| Roof              | Asphalt Shingle   |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 28             |
| Zoning         | R1             |
| HOA Fees       | 185            |
| HOA Fees Freq. | MON            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

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