

# \$1,295,000 - 119 Montclair Place, Cochrane Lake

MLS® #A2227539

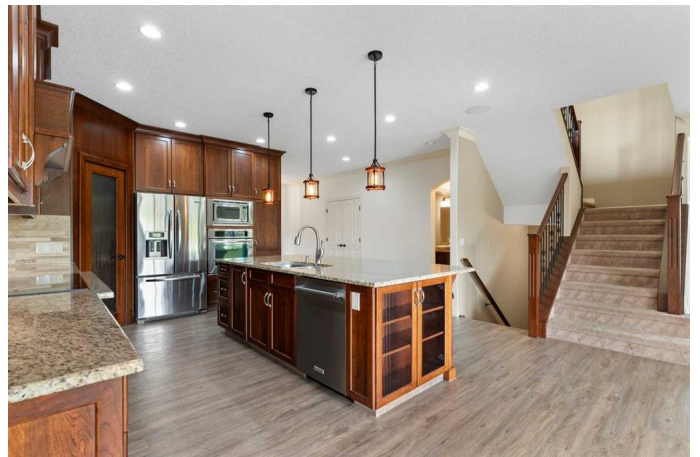
**\$1,295,000**

5 Bedroom, 4.00 Bathroom, 2,605 sqft

Residential on 0.41 Acres

NONE, Cochrane Lake, Alberta

Welcome to 119 Montclair Place, a beautifully crafted 5-bedroom home nestled in the serene community of Monterra on Cochrane Lakes. Thoughtfully designed and meticulously maintained, this Jano Custom Homes build offers elegant living on a quiet cul-de-sac, perfectly tailored for families seeking comfort, space, and natural beauty. Step inside to discover a warm and traditional aesthetic, enhanced by custom medium oak cabinetry, imported Italian giallo granite countertops, and high-end stainless steel appliances in the gourmet kitchen. The expansive island with unique eyebrow detailing anchors the space, ideal for everyday living and entertaining alike. The main floor features a bright, open-concept living and dining area with southern exposure, filling the home with natural light and offering peaceful views of rolling pastures. A cozy gas fireplace, a private home office/den, and access to a covered back deck with gas BBQ hookup make this level as functional as it is welcoming. Upstairs, the primary suite is a luxurious retreat complete with a private balcony, a spacious walk-in closet with built-ins, and a well-appointed 4-piece ensuite. Two additional bedrooms, a full bath, and a generous bonus room complete the upper level. Enjoy enhanced privacy and comfort with solid-core doors and sound insulation throughout. The fully finished basement extends the living space with a second gas fireplace, a media room, two more bedrooms, a full bath, and ample storage. Equipped with



two high-efficiency furnaces and 50-gallon hot water tank with circulating pump, the home is designed for long-term comfort. Outside, enjoy mature landscaping, a 3-zone irrigation system, firepit area, and a wind-sheltered back deck ideal for year-round enjoyment. The oversized triple garage features built-in cabinetry, a utility sink, a heated workshop bay, and an extended tandem bay, accommodating up to four vehicles. Located in a family-friendly neighborhood, just steps from walking paths, parks, a tranquil lake, and a vibrant community pavilion, this exceptional property offers a rare blend of space, style, and setting. Don't miss your opportunity to call Monterra home!

Built in 2011

**Essential Information**

MLS® #	A2227539
Price	\$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,605
Acres	0.41
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	119 Montclair Place
Subdivision	NONE
City	Cochrane Lake
County	Rocky View County
Province	Alberta

Postal Code T4C 0A7

### **Amenities**

Amenities Boating, Playground, RV/Boat Storage, Trash, Visitor Parking  
Parking Spaces 10  
Parking Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Insulated, On Street, Oversized, Secured, Tandem, Triple Garage Attached  
# of Garages 5

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings  
Heating Central, High Efficiency, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, Space Heater  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Insert, Living Room, Mantle, Masonry, Zero Clearance  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Balcony, Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters, Storage  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Pie Shaped Lot, Private  
Roof Asphalt Shingle  
Construction Masonite, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed June 3rd, 2025  
Days on Market 19

Zoning                      R1

**Listing Details**

Listing Office              Real Broker

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