\$1,565,000 - 424 Montclair Place, Rural Rocky View County

MLS® #A2260878

\$1,565,000

5 Bedroom, 4.00 Bathroom, 2,639 sqft Residential on 0.37 Acres

Monterra, Rural Rocky View County, Alberta

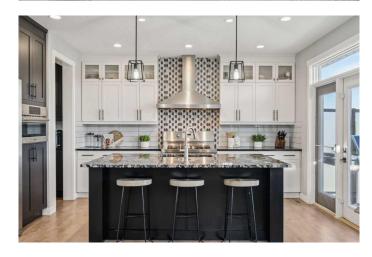
OPEN HOUSE SATURDAY OCTOBER 18 from 12PM - 4PM | Welcome to this fully renovated lakefront gem in the prestigious community of Monterra! Perfectly positioned on a spacious PIE LOT, this property combines luxurious upgrades with serene waterfront living.

The exterior has been meticulously updated with re-landscaped front and back yards, an OPEN IRRIGATION SYSTEM, professionally repainted COMPOSITE SIDING, trims, and CEDAR ACCENTS accents, plus a NEW RUBBER SLATE SHINGLE ROOF with updated flashing and eavestroughs. The backyard shed was refinished to match, and LED LIGHTING now surrounds the home, enhancing its curb appeal day and night.

Inside, the grand foyer with OPEN-TO-BELOW ceilings showcases elegant GREGIO NATURAL TILE FLOORS. The dining room features WAINSCOTTING and new lighting, while the gourmet kitchen boasts QUARTZ countertops, CUSTOM CABINETRY, new shelving, a BULTER'S PANTRY pantry with a COFFEE BAR, and premium appliances including a Frigidaire PROFESSIONAL SERIES FRIDGE, Bosch MICROWAVE SPEED OVEN, Frigidaire GAS STOVE, and HIGH-END WINE/BEER FRIDGE. The living room centers around a stunning







FLOOR-TO-CEILING STONE GAS FIREPLACE, with access to the expansive EAST-FACING DECK with glass railing and BREATHTAKING LAKE VIEWS.

Upstairs, new carpets (2023) with 10lb underlay lead to four spacious bedrooms, each outfitted with CUSTOM CALIFORNIA CLOSETS. The primary bedroom impresses with VAULTED CEILINGS, a BUILT-IN DESK, FIREPLACE, and spa-like ensuite featuring QUARTZ COUNTERS, DOUBLE SINKS, JETTED TUB, and TILED SHOWER. The renovated guest bath offers QUARTZ COUNTERS, DOUBLE SINKS, and a BUILT-IN LINEN CLOSET, while the laundry room adds cabinetry and counters for convenience.

The FULLY FINISHED, WALKOUT
BASEMENT includes a 5th bedroom with a
California Closet, a newly updated bathroom,
GAS FIREPLACE, and stylish NEW
FLOORING. The Rec Room includes a POOL
TABLE and RACK (new 2024) and a
CUSTOM SHUFFLE BOARD adding extra fun
to entertaining and family gatherings!

Additional features include DUAL FURNACES, DUAL HUMIDIFIERS, BUILT-IN SPEAKERS, and a refinished HEATED, TRIPLE GARAGE with EPOXY FLOORS, NEW windows, doors, rails, and hardware.

This lakefront retreat is truly move-in readyâ€"don't miss it!

Built in 2007

Essential Information

MLS® # A2260878 Price \$1,565,000 Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,639

Acres 0.37

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 424 Montclair Place

Subdivision Monterra

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4C 0A8

Amenities

Amenities Playground

Parking Spaces 6

Parking Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage,

See Remarks, Triple Garage Attached

of Garages 3

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,

Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s),

Walk-In Closet(s), Wired for Sound

Appliances Bar Fridge, Central Air Conditioner, Gas Stove, Microwave, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Gas, Mantle, Masonry

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Lighting

Lot Description Corner Lot, Cul-De-Sac, Front Yard, Lake, Landscaped, No Neighbours

Behind, Pie Shaped Lot, See Remarks, Underground Sprinklers, Yard

Lights

Roof Rubber

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 14

Zoning DC 36

Listing Details

Listing Office eXp Realty

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