



15 Montenaro Bay Rural Rocky View County AB

\$1,299,000

An ELEGANT home that speaks PRIDE OF OWNERSHIP, with mountain views, .49 acres, backing onto the lake in MONTERRA. Formal, yet inviting with an English castle feel. Former Crystal Creek award winning "The Churchill" showhome + designer John Hadden. Pull up to the half moon driveway with the stunning rock formation water fall. Triple attached heated (in floor) garage (hot/cold water, drain, new resin finish floor, new doors). Heated floors in walkout level and master ensuite. Wind screen on patio, along with hot tub, overhead radiant heater, 10ft power screen w/ remote, gas line for fire table. Upper * lower deck has polycarbonate roof system by Suncoast Enclosures. The large foyer w/ walk in closet, leads to LR w/ coffered ceiling, Formal dining room w/ venetian plaster, Brazilian cherry hardwood flooring, large pantry, 1/2 bath off mudroom & laundry. Kitchen with granite island & counters, creme cabinetry, SS upgraded appliances, gas range. Stairs lead to office with French doors & built in cabinets. Continued.. Upper level has master bedroom with unique entrance and faux finish ceiling, walk in closet, 5pc ensuite (shower stall, 2 sinks, floating soaker tub). Views of the lake. The second bedroom has vaulted ceiling, two closet, 3pc ensuite, The third and fourth bedroom share the 4pc bathroom. The fifth bedroom is before the walkout & the 6th bedroom has 4pc ensuite, along w/ wetbar, recreation area (pool table incl), gas fireplace with stone front, family room with built ins. The patio and yard (landscaped, new curbs, shrubs, mulch), fenced yard is incredible. 2 gas Fireplaces, audio system throughout, water softener, reconditioned boiler system, 2016, soft close cabinets, attic & garage insulation upgrade to R60. Underground sprinkler system, 2 A/C's/2 high efficiency Forced air furnaces, in floor heat reverse osmosis system in laundry sink. Weeping tile around house goes into cist...



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