



## 27 MONTENARO Bay Rural Rocky View County AB

\$1,590,000

SET THE STAGE FOR A GRAND ENTRANCE! STYLE, QUALITY, VALUE, amazing millwork. Custom built Laratta Home. Bungalow walkout with over 4900 sf developed. Barrel ceiling in front entrance welcomes you in. Overlooking the lake with fabulous mountain views. Two woodburning FP and two gas FP w/stone to ceiling stone fronts. Media Room (60" plasma TV, Polk speakers, Onkyo receiver), Exercise room w/TV/mirrored wall), 1+3 bedrooms, office with FP, Large dining area off kitchen & formal dining room off front entrance. In floor heat (boiler system) on main & lower floors. Travertine limestone, tile (floor and wall), hardwood, carpet flooring, Low E Lux windows. Solid core doors. Drypack stone work on exterior. Top end appliances (Wolf 6 burner gas range, Sub Zero fridge, 2 BI Dacor ovens, microwave, warming drawer. 25ft aluminum flag pole in professionally landscaped and fenced yard. Triple attached heater garage (9ft doors). Granite countertops. Upgraded plumbing / fixtures. Amazing home w/ attention to detail. Welcome home! Wet bar in lower level with wine room behind. Ensuite off master bedroom, and lower bedroom plus 2 full baths and 2 1/2 bathrms. Underground sprinklers. TV and mount in exercise room and kitchen are included. 2 air conditioning units, central vac and attachments. water softener.

Living Room 18'2" x 17'11"

Kitchen 16'2" x 14'6"

Breakfast Nook 14'9" x 12'5"

Dining Room 15'6" x 12'11"

Master Bedroom 18'2" x 15'8"

Office 15'6" x 12'11"

Laundry Room 13'11" x 10'11"

Family Room 17'11" x 14'8"

Media Room 14'6" x 13'8"

Recreation Room 11'9" x 9'1"

Bedroom 12'11" x 10'4"

Bedroom 15'1" x 12'6"

Bedroom 13'8" x 11'8"

Other 8'10" x 4'4"

Storage Room 17' x 12'9"



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