

# \$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

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€”donâ€™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, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Jetted Tub |
| 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        18  
Zoning                      DC 36

**Listing Details**

Listing Office            eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.