

# \$1,150,000 - 204 Montclair Place, Cochrane Lake

MLS® #A2197589

**\$1,150,000**

5 Bedroom, 5.00 Bathroom, 3,723 sqft  
Residential on 0.40 Acres

N/A, Cochrane Lake, Alberta

Welcome to 204 Montclair Place in the picturesque community of Monterra at Cochrane Lake, just 6 km north of Cochrane. This stunning two-storey home offers 3,733 sq. ft. of thoughtfully designed living space, blending elegance with functionality. Step inside to an open-concept main floor filled with natural light. This spacious living area features build-in speakers and brand-new carpet, creating a cozy yet modern atmosphere. Adjacent is the dining area, showcasing high ceilings, abundant windows, and newly installed hardwood floors. The beautifully appointed kitchen boasts granite countertops, ample cabinetry, and recently updated appliances, making it a chef's dream. A well-equipped laundry room with extra storage, a main-floor office, and a heated triple garage complete this level. Upstairs, a bright loft with a skylight provides a perfect space for an additional office or reading nook. The primary suite is a retreat of its own, featuring a generous walk-in closet and a luxurious five-piece ensuite. Two additional spacious bedrooms and a large bonus room with access to a private balcony offer versatile living options for families or guests. The fully finished basement is designed for entertainment, complete with a bar, a pool table, an a spacious recreation area. Two more bedrooms and a three-piece bathroom provide additional living space, while a separate walk-up entrance enhances accessibility. Outside, enjoy expansive fenced yard and deck, perfect



for outdoor gatherings and relaxation. This exceptional home offers a rare opportunity to experience serene lakeside living while being just minutes from Cochrane's amenities. Don't miss your chance to call it home!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197589    |
| Price          | \$1,150,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,723       |
| Acres          | 0.40        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 Montclair Place |
| Subdivision | N/A                 |
| City        | Cochrane Lake       |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 0A7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Counters, Kitchen Island, Open Floorplan, Sauna, Skylight(s), Vaulted Ceiling(s)     |
| Appliances      | Bar Fridge, Dishwasher, Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| Fireplaces      | Gas, Living Room, Family Room  |
| Has Basement    | Yes  |
| Basement        | Exterior Entry, Finished, Full, Walk-Up To Grade                                     |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony                                |
| Lot Description   | Lake, Level, Corner Lot, Irregular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 49              |
| Zoning         | DC36            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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