

# \$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 50

Zoning DC36

## Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.