

# \$959,000 - 171 Sunterra Ridge Place, Cochrane

MLS® #A2200183

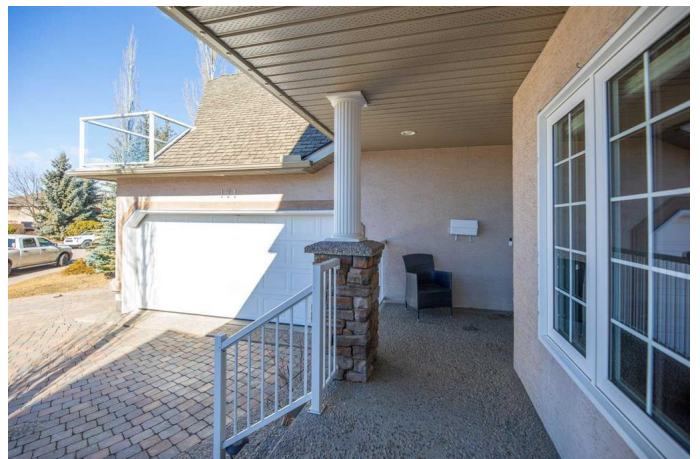
**\$959,000**

5 Bedroom, 4.00 Bathroom, 2,179 sqft  
Residential on 0.12 Acres

Sunterra Ridge, Cochrane, Alberta

Here is the whole package INSIDE and OUTSIDE! Don't miss this rare opportunity to own in the highly sought-after community of Sunterra! This 5-bedroom, 4-bathroom property offers natural beauty and unforgettable space for the whole family. The foyer leads to an open, spacious main floor with a living room featuring a cozy fireplace and large windows that provide plenty of natural light. The kitchen features newly installed quartz and waterfall granite on the island, high-end appliances, and loads of cabinet space along with a pantry. You'll also enjoy the dining area, huge office, and to top it off the laundry is conveniently located just off the garage. An enclosed 3 season sunroom off the main floor, provides a versatile outdoor space year-round, and leads to the fully landscaped yard, complete with a firepit and hot tub.

The upper level boasts 3 bedrooms, 4 piece main bathroom and a luxurious primary suite with two walk-in closets, and a 5 piece ensuite bathroom. The cozy bonus room is situated adjacent to the bedrooms and is perfect for relaxing and offers a private balcony with stunning mountain views. The fully finished basement features two additional bedrooms, a 3-piece bathroom, recreation room, and A MEDIA ROOM BUILT UNDER THE GARAGE! The oversized garage offers in-floor heating and ample space for all your hobbies. Located in Sunterra Ridge, this home offers easy access to Cochrane's Tri-Schools (Elizabeth



Barrett Elementary, Manachaban Middle, Cochrane High), scenic nature trails, and is just a short distance to downtown. Don't miss out on this incredible opportunity to make this dream home yours! Book your showing today to discover why Living in Cochrane is Loving where you Live!

Built in 2002

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200183    |
| Price          | \$959,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,179       |
| Acres          | 0.12        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 171 Sunterra Ridge Place |
| Subdivision | Sunterra Ridge           |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 1W8                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Insulated, Heated Garage, Interlocking Driveway |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Crown Molding, Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                              |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Fire Pit   |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Fruit Trees/Shrub(s), Irregular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 32               |
| Zoning         | R-LD             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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