

# \$975,000 - 171 Sunterra Ridge Place, Cochrane

MLS® #A2200183

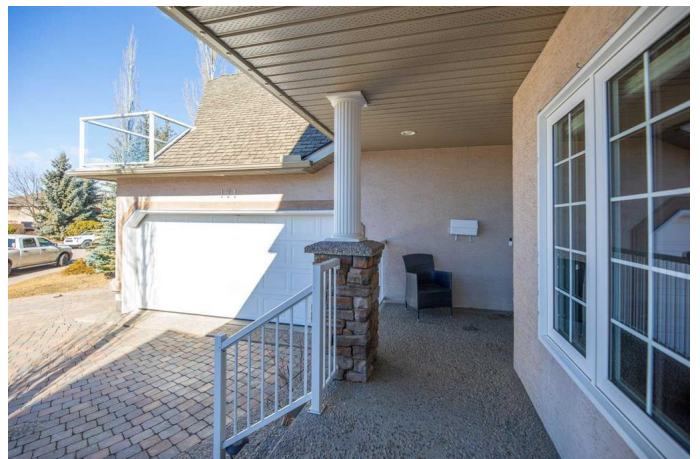
**\$975,000**

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	\$975,000
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, Heated Garage, Insulated, Interlocking Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Pantry, Quartz Counters, 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, Fruit Trees/Shrub(s), Landscaped, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
Days on Market	23
Zoning	R-LD

### Listing Details

Listing Office	Royal LePage Benchmark
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