



GRASSROOTS
REALTY GROUP

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**164 Sunterra Heights
Cochrane, Alberta**

MLS # A2328025



\$704,900

Division:	Sunterra Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Beautifully maintained custom-built bungalow in the sought after community of Sunterra Ridge! Offering 1003 square feet of thoughtfully designed living space, this home is ideal for those seeking the ease of main-floor living without sacrificing comfort or space. The bright open-concept main floor features vaulted ceilings, a spacious primary bedroom, and a versatile flex room that can easily serve as a home office, den or guest bedroom. The functional layout is complemented by a double attached front garage and an abundance of natural light throughout. The fully finished basement provides exceptional additional living space, including a massive recreation/games room of approximately 30'x28' - perfect for entertaining, a home theatre, fitness area, hobbies or a combination of all four. A generously sized bedroom and a full four-piece bathroom complete the lower level making it ideal for guests or extended family. Situated in a quiet established neighbourhood with a wonderful mix of families and downsizers, this home is conveniently located close to the Tri-schools area, and a skating arena, and walking paths. If you have been looking for the quality and craftsmanship of a custom built bungalow in one of Cochrane's most desirable communities, this exceptional home is one you won't want to miss.