



GRASSROOTS
REALTY GROUP

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**184 Sunterra Heights
Cochrane, Alberta**

MLS # A2348345



\$779,900

Division:	Sunterra Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,321 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Back Lane, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Lower level freezer and Desk in office

STUNNING WALKOUT BUNGALOW | CUL-DE-SAC | PIE-SHAPED LOT with VIEWS! Welcome to this beautiful 3 bedroom, 2.5 bathroom walkout bungalow, ideally situated on a quiet cul-de-sac in one of Cochrane's sought after communities. Positioned on a pie shaped lot, this home combines a functional layout with mature, manicured landscaping and a serene, private backyard oasis, creating an inviting outdoor setting. Step inside to a bright and spacious main floor, where soaring ceilings and large windows across the back of the home fill the space with natural light. The open layout provides an easy flow between the living, dining and kitchen areas, making the home equally suited to everyday living and entertaining. A dedicated home office with built-in cabinetry offers a comfortable workspace. The kitchen is designed with entertaining in mind, featuring granite countertops, stainless steel appliances, a pantry, breakfast island and an abundance of cabinetry and counter space. The adjoining dining area provides a natural gathering space, while the spacious living room is anchored by a cozy gas fireplace,. The primary bedroom offers a private retreat with generous closet space and a well designed ensuite. The convenient laundry room and two piece bathroom complete this level. The fully developed walkout basement extends the living space and offers a large family room with plenty of room for movie nights, entertaining, or simply relaxing. Two additional bedrooms and a bathroom provide flexibility for family members, overnight guests or another dedicated home office or hobby space. An oversized double attached garage offers plenty of room for vehicles, recreational equipment, storage and everyday needs. Surrounded by mature trees and established perennial gardens, the stunning backyard offers a private and tranquil escape with a

beautifully landscaped setting for relaxing and outdoor entertaining. The home has seen a number of notable updates over the years, including triple pane windows, roof shingles and two hot water tanks, offering buyers added comfort and peace of mind. Sunterra Ridge is a peaceful community tucked away in Cochrane, offering a quiet setting while keeping the conveniences of town living close at hand. With its established neighbourhood feel, surrounding natural beauty, and convenient access to local amenities, it's an inviting place to call home. Come see what makes Sunterra Ridge such a special place to live and discover whether this could be the right home for you!