



GRASSROOTS
REALTY GROUP

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191 Sunterra Ridge Place
Cochrane, Alberta

MLS # A2349168



\$1,595,000

Division:	Sunterra Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,139 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Landscaping		

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

Features: Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar

Inclusions: Gas Fire pit, Pergola, All Window Coverings, Ceiling Fan(s), Elevator, Steam Shower, Projector & Screen, Sound System, Basement Appliances: Dishwasher, Microwave

-- OPEN HOUSE SATURDAY OCTOBER 3RD 12PM-3PM & SUNDAY OCTOBER 4TH, 1PM-3PM-- Welcome to 191 Sunterra Ridge Place, an exceptional WEST-FACING home where expansive living, incredible outdoor space, and breathtaking MOUNTAIN VIEWS come together in a truly special setting. Built by HEARTHSTONE & offering 2,139 SQ.FT. above grade plus a FULLY DEVELOPED WALKOUT BASEMENT, this home is positioned on one of the development's most impressive PIE-SHAPED LOTS, with sweeping views overlooking the mountains. Inside, HIGH CEILINGS, NEW FLOORING, abundant natural light, & thoughtfully updated finishes create an inviting atmosphere. The beautifully appointed kitchen features CAMBRIA SUMMERHILL QUARTZ COUNTERTOPS, a 36" INDUCTION COOKTOP, covered range hood, GE CAFÉ DOUBBLE OVENS, NEW DISHWASHER, & KitchenAid refrigerator. The adjoining dining and living spaces are designed to make the most of the view, with a GAS FIREPLACE surrounded by BUILT-IN CABINETRY creating a warm focal point. Convenient MAIN-FLOOR LAUNDRY has been refreshed with NEW TILE, cabinetry, a utility sink, & NEW WASHER & DRYER. Quality LOEWEN WINDOWS further complement the home's original craftsmanship. The PRIMARY RETREAT is designed around comfort and scenery, featuring a DOUBLE-SIDED FIREPLACE, beautiful views, WALK-IN CLOSET with SKYLIGHT, DOUBLE UNDER MOUNT SINKS, & a STEAM SHOWER. An ELEVATOR, added in 2024, provides convenient access between levels & adds another layer of functionality to the home. Downstairs, the WALKOUT BASEMENT expands the living space with NEW CARPET, NEW LIGHTING, tiled flooring, an additional GAS FIREPLACE, full bathroom, and a bedroom

complete with its OWN ENSUITE featuring a WALK-IN TILED SHOWER. Entertain with ease at the WET BAR finished with stone detailing & QUARTZ COUNTERTOPS, along with a microwave, dishwasher, and refrigerator. A dedicated THEATRE/MEDIA ROOM with PROJECTOR, SCREEN, & SOUND SYSTEM creates the perfect setting for movie nights, while generous storage provides plenty of room to stay organized. IN-FLOOR HEATING adds warmth & comfort to the basement & primary bedroom. Outside is where this property truly embraces the Alberta lifestyle. Take in an incredible approximately 240-DEGREE MOUNTAIN VIEW from the deck beneath the adjustable PERGOLA, opening it up to maximize sunshine when desired. A STONE PATIO & GAS FIRE PIT create an inviting outdoor gathering space, while the expansive pie lot provides exceptional room to enjoy the surroundings. Car enthusiasts and hobbyists will appreciate the impressive HEATED 24' x 36' DOUBLE TANDEM GARAGE, offering outstanding space & potential to accommodate a CAR LIFT. Additional highlights include a 2022 HOT WATER TANK, 2016 FURNACE, boiler system supporting in-floor heat, & a durable ORIGINAL TILE ROOF. Offering remarkable views, generous indoor and outdoor living spaces, and a location close to schools, pathways, parks, and Cochrane amenities, 191 Sunterra Ridge Place is a home designed to enjoy every season and every sunset.