



GRASSROOTS
REALTY GROUP

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**164 Sunterra Heights
Cochrane, Alberta**

MLS # A2351035



\$655,000

Division:	Sunterra Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Fireplace(s), Geothermal, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: None

This is a beautifully maintained Custom-built Kingsmith bungalow in the sought after community of Sunterra Ridge! Offering 1103 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 include 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 your favourite activities. A generously sized bedroom and a full 4 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-school area, 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.