



THE
A-TEAM

**RE/MAX
FIRST**

171 SUNTERRA RIDGE Place, Cochrane T4C 1W8

MLS®#: **A2122921**

Area: **Suntterra Ridge**

Listing Date: **04/19/24**

List Price: **\$969,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$31k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2002**
Lot Information
Lot Sz Ar: **5,360 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,170**
Low Sqft:
Ttl Sqft: **2,170**

DOM

30
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Cul-De-Sac,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Many Trees,Rectangular Lot,See Remarks,Views Double Garage Attached,Heated Garage,Interlocking Driveway,Other,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Fire Pit**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Electric Oven,Freezer,Garage Control(s),Garburator,Humidifier,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,Natural Woodwork,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Sauna,See Remarks,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`10" x 4`8"	Dining Room	Main	10`7" x 13`2"
Kitchen	Main	15`2" x 13`10"	Laundry	Main	10`0" x 6`0"

Living Room	Main	13`9" x 14`11"
Sunroom/Solarium	Main	19`10" x 9`6"
5pc Ensuite bath	Second	10`9" x 12`3"
Bedroom	Second	10`9" x 11`6"
Bedroom - Primary	Second	16`2" x 15`9"
Bedroom	Basement	11`4" x 12`0"
Family Room	Basement	20`10" x 13`9"
Storage	Basement	5`4" x 9`3"

Office
4pc Bathroom
Bedroom
Bonus Room
3pc Bathroom
Bedroom
Game Room
Furnace/Utility Room

Main	10`10" x 11`4"
Second	8`2" x 9`4"
Second	9`10" x 11`6"
Second	14`0" x 18`8"
Basement	9`5" x 7`7"
Basement	9`8" x 13`2"
Basement	19`8" x 11`5"
Basement	9`10" x 8`4"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-LD

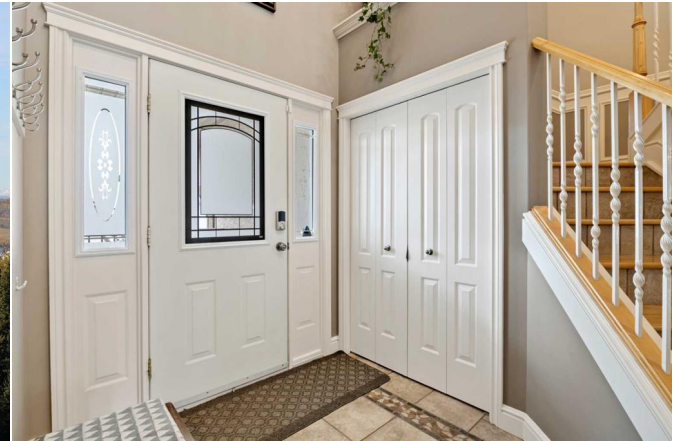
Legal Desc:	9913540
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Remarks

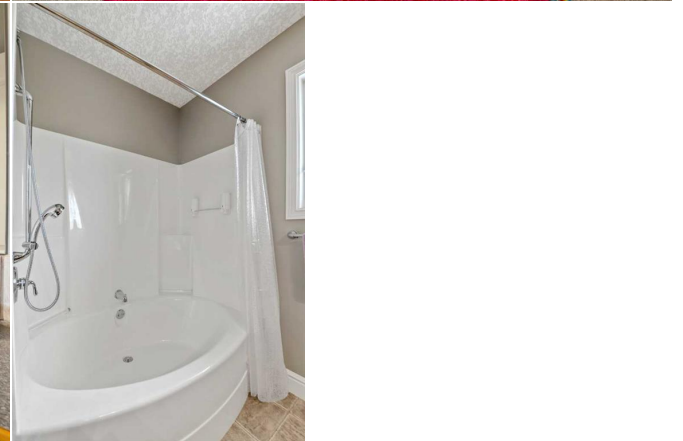
Pub Rmks:	<p>Check out the Video!! Welcome to your ultimate sanctuary, meticulously crafted with unparalleled quality in the prestigious community of Sunterra Ridge, Cochrane! This beautiful 5-bedroom, 4-bathroom home is a testament to exceptional design and attention to detail, offering a luxurious retreat surrounded by breathtaking natural beauty and unobstructed views of the mountains. With Approx. 3100 Sq Ft of living space, every aspect of this home reflects superior craftsmanship and attention to detail, from the moment you step inside the foyer to the exquisite finishes found throughout. The gourmet kitchen stands as the heart of the home, boasting newly installed quartz and granite countertops, high-end appliances, and custom cabinetry crafted to perfection. The living spaces are designed with both elegance and functionality in mind, providing an inviting atmosphere for gatherings and relaxation alike. Whether you're entertaining guests by the cozy fireplace or enjoying panoramic mountain views from the expansive windows, every moment in this home is a testament to luxury family living. Retreat to the opulent primary suite, where tranquility awaits with two walk-in closets, a spa-like ensuite bathroom, and a private balcony offering stunning views of the surrounding landscape. Four additional bedrooms and three bathrooms ensure ample space for family and guests to feel right at home, each appointed with the same level of quality and attention to detail. But it's not just the interior of this home that exudes craftsmanship and quality—the exterior spaces are equally impressive. The meticulously landscaped yard provides a private oasis, complete with a firepit and a hot tub where you can unwind and soak in the serenity of your surroundings. From the private entrance to the basement to the in-floor heating in the spacious garage, every detail of this home has been thoughtfully designed to enhance your lifestyle and elevate your living experience. Nestled in the exclusive community of Sunterra Ridge, this home offers easy access to top-rated schools(Elizabeth Barrett Elementary, Manachaban Middle, Cochrane High), scenic nature trails, and all the amenities Cochrane has to offer. Don't miss your chance to own this exceptional property, where craftsmanship and quality converge to create a truly extraordinary retreat. Schedule your private viewing today, and experience the peak of refined family living!</p>
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Inclusions:	n/a
Property Listed By:	RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











171 Sunterra Ridge Pl, Cochrane, AB

Main Floor Exterior Area 987.73 sq ft
Interior Area 958.84 sq ft
Excluded Area 850.31 sq ft



0 6 12 ft

PREPARED: 2024/04/19

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

171 Sunterra Ridge Pl, Cochrane, AB

1st Floor Exterior Area 1183.09 sq ft
Interior Area 1080.18 sq ft
Excluded Area 116.35 sq ft



0 4 8 ft

PREPARED: 2024/04/19

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

171 Sunterra Ridge Pl, Cochrane, AB

Basement (Below Grade) Exterior Area 1027.79 sq ft
Interior Area 918.56 sq ft
Excluded Area 154.91 sq ft



0 3 6 ft

PREPARED: 2024/04/19

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



