



THE
A-TEAM

**RE/MAX
FIRST**

128 SUNTERRA Heights, Cochrane T4C 1W7

MLS®#: **A2148138**

Area: **Sunterra Ridge**

Listing Date: **07/11/24**

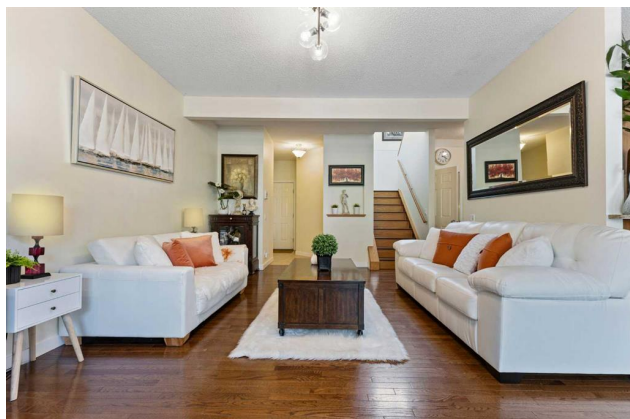
List Price: **\$674,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$24k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2001**
Lot Information
Lot Sz Ar: **5,112 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,681**
Low Sqft:
Ttl Sqft: **1,681**

DOM

67
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"
Kitchen	Main	10`6" x 14`1"
3pc Ensuite bath	Upper	6`9" x 9`6"
Bedroom	Upper	11`6" x 13`1"
Bedroom - Primary	Upper	11`9" x 15`10"
Bedroom	Basement	9`2" x 13`7"

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`0"
Living Room	Main	13`6" x 22`6"
4pc Bathroom	Upper	8`5" x 5`0"
Bedroom	Upper	11`11" x 13`9"
3pc Bathroom	Basement	9`8" x 9`7"
Game Room	Basement	17`1" x 23`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9913540

Zoning:
R-LD

Remarks

Pub Rmks:

****OPEN HOUSE Aug 25th 10am-12pm** Welcome to your dream home in the serene community of Sunterra Ridge! This 2-storey home offers a perfect blend of modern comfort and natural beauty. With 4 bedrooms, 3.5 bathrooms, and a fully finished basement, there's plenty of space for your family to grow and thrive. Step outside to a massive backyard paradise, complete with a brand-new composite deck, a tiered garden, and direct access to the park and pathway system. Imagine spending your evenings relaxing on the deck, surrounded by lush greenery and the sounds of nature. Inside, you'll find fresh new flooring in the basement and top floor, along with updated bathrooms on the main and upper levels. The kitchen boasts sleek quartz countertops, perfect for meal prep and entertaining. This home is not only beautiful but also practical, with thoughtful upgrades throughout. Located just steps away from Cochrane High School and the historic Cochrane Ranche, this home is ideal for families and outdoor enthusiasts alike. Sunterra Ridge is a peaceful, hidden gem within Cochrane, offering a tranquil lifestyle with all the conveniences of town living. Don't miss your chance to own this exceptional property in one of Cochrane's most sought-after neighborhoods. Schedule your viewing today and experience the magic of Sunterra Ridge for yourself!**

Inclusions:
Property Listed By:

NA
Real Broker

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