



GRASSROOTS
REALTY GROUP

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224 Sunterra Ridge Place
Cochrane, Alberta

MLS # A2274356



\$684,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Sunterra Ridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,429 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Walk-In Closet(s) | | |

Inclusions: TV Mount in living room, nest thermostat, curtain rods throughout, floating shelves in the second and third bedrooms, curtains in the primary bathroom, stand up freezer, the TV mount in basement, jacket hooks in 3rd and 4th bedrooms, cupboards and shelving in garage, hot tub (as is)

Welcome to 224 Sunterra Ridge Place - a home designed to grow with you. With just under 2,800 sq. ft. of beautifully developed living space, this bi-level split gem offers 4 bedrooms, 3 full baths, and thoughtful upgrades that make everyday living both stylish and comfortable. Inside, you'll love the freshly updated kitchen with painted cabinetry (2024), new light fixtures, and modern appliances (dishwasher + microwave replaced in 2023). Recent updates continue with fresh paint throughout the main floor, plus two bedrooms and a bathroom downstairs (2024), Nest thermostats (2025), hot water tank (2024), and a high-efficiency furnace with air conditioning (2015). Both cozy fireplaces were inspected and cleaned within the last year. The primary suite is a true retreat with heated bathroom floors, a freshly painted vanity, and even a laundry chute for a touch of fun (and convenience!). The backyard is where this home truly shines. Picture mornings with coffee on the private deck, evenings with a glass of wine by the patio fire, or a relaxing soak in the hot tub under a starlit sky. It's the perfect blend of peace, privacy, and family-friendly living. And then there's the location. Nestled in the quiet and welcoming community of Sunterra, this home is steps away from Cochrane's beloved tri-schools (elementary, middle, and high school), making it an ideal place to put down roots. With Cochrane Arena just down the road, your kids can learn to skate or play hockey while you cheer them on. The extensive pathway system connects you to all of Cochrane, so whether you're walking, biking, or exploring, convenience is always at your doorstep. 224 Sunterra Ridge Place isn't just a house- it's a lifestyle. It's the kind of place where family memories are made, roots are planted, and every season feels like home.

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