



**196 Sunterra Heights
Cochrane, Alberta**

MLS # A2195075



\$719,900

Division:	Sunterra Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Private, St		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

SUNTERRA BEAUTY! Gorgeous, upgraded 4 bedrm, 3.5 bath WALKOUT on PIE LOT with MOUNTAIN VIEWS! From the rich birch hardwood to the granite topped island and counters ; the open main floor plan to the fully finished walkout basement ; and the huge pie lot to the great mountain views, this home guarantees to impress. Tucked away at the end of a cul-de-sac, with lots of SPACE to enjoy! The stucco & batten exterior, poured concrete walkway and low maintenance landscaping hint that this is a home with some class. The ALL NEW, high-end European style front door assures you that you are about to enter a very special home. Once inside, you won't be disappointed! This home boasts a beautiful, neutral color palette, 4 bedrooms + a den/flex rm, 3.5 baths, huge family / rec rm with fireplace downstairs, bay window area in master bdrm to take in the great mtn views, cathedral ceilings & tile surround gas fireplace (with heater fan) in the great rm, open & spacious living area concept, maple cabinetry, tile backsplash, good size deck with aluminum railings/glass panels and patio below (great for a hot tub!) and shows like new. A few special features include all new triple pane windows that open two different ways (horizontally AND vertically), silhouette blinds, California Closets closet organizers, wrought iron spindle railing, upgraded bathrooms, hi-end appliances, corner kitchen pantry with extra shelving, B/I vac system, Hi-eff furnace (2019) and newer H/W tank (2019), and a dbl attached finished garage with storage cabinets. The lot is over 85 ft wide across the back, and over 140 ft down one side. This one's a BEAUTY! Come experience Cochrane's Best Kept Secret - Sunterra Ridge Estates.