



THE
A-TEAM

**RE/MAX
FIRST**

29 SUNVALLEY View, Cochrane T4C 0H4

MLS® #: **A2091359** Area: **Sunset Ridge** Listing Date: **11/05/23** List Price: **\$1,300,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**
Lot Information
Lot Sz Ar: **5,333 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,275**
Low Sqft:
Ttl Sqft: **2,275**

DOM

196
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat:
Park Feat:

Backs on to Park/Green Space,Environmental Reserve,Private Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`0" x 10`0"
Kitchen	Main	13`0" x 15`0"
Pantry	Main	10`0" x 5`0"
2pc Bathroom	Main	0`0" x 0`0"
Walk-In Closet	Second	6`8" x 9`7"
Laundry	Second	7`0" x 8`8"
Loft	Second	12`11" x 10`9"

Room	Level	Dimensions
Living Room	Main	15`6" x 13`6"
Library	Main	9`5" x 11`3"
Mud Room	Main	10`0" x 9`3"
Bedroom - Primary	Second	12`10" x 13`9"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`0" x 10`6"
Bedroom	Second	10`4" x 10`6"

4pc Bathroom	Second	0`0" x 0`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-LD	
Legal Desc:	2211829		Remarks
Pub Rmks:	Whether it's an investment property or your forever home, The Paisley's modern and cozy aesthetic will melt your heart and open your eyes to a multitude of possibilities. Built to a (already upgraded) standard level of specifications, this home features quite a few wow factors we just have to mention: ? 9 foot high ceilings leave your main floor feeling open, and airy. ? A beautiful main floor study that is the perfect work from home space. ? Second floor bonus room for additional space. ? Oversized windows to maximize natural light. ? A large deck acts as your staple entertainment space. ? Large kitchen island and flush eating bar, finished in either quartz or granite. ? An intimate dining nook for cozy meals with the family. ? A full walk-through pantry. ? Dedicated mudroom, complete with built-in lockers and front entry closet. ? Second floor laundry room featuring a laundry tub and counter space. ? Spa-like owner's retreat featuring dual vanities, complete with a walk in closet and custom built-ins. ? Unwind in the oversized shower, or take a bath in your soaker tub.		
Inclusions:	n/a		
Property Listed By:	ROYAL LEPAGE BENCHMARK		

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



UPPER FLOOR
1121 S.F.



MAIN FLOOR
1154 S.F.









