



THE
A-TEAM

**RE/MAX
FIRST**

133 SUNRISE Heath, Cochrane T4C 0H4

MLS®#: **A2096015**

Area: **Sunset Ridge**

Listing Date: **12/27/23**

List Price: **\$859,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$30k, 28-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,403**
Low Sqft:
Ttl Sqft: **1,403**

DOM

144

Layout

Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`7" x 15`8"	Great Room	Main	16`2" x 16`0"
Dining Room	Main	10`8" x 13`1"	5pc Ensuite bath	Main	
2pc Bathroom	Main		Bedroom	Lower	12`6" x 10`0"
Bedroom	Lower	12`6" x 10`0"	4pc Bathroom	Lower	
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **2210972**

Zoning: **R-LD**

Remarks

Pub Rmks: **Welcome to the Ethan! Located on a Corner Lot, This beautiful, sought after bungalow offers an open concept floorpan, large windows making the space feel nice and bright and a gourmet kitchen with built-ins making this home functional and sophisticated! Off the kitchen and living room you will find a spacious primary bedrooms with a spa like 5pc primary ensuite featuring, double sinks, soaker tub, shower and a large walk-in closet with custom built-ins. As you walk through the ensuite you will be greeted with the functionality of laundry on the same floor and in the most convenient area of the home, making it easy to stay organized. As you walk to the front of the home you will find a double attached garage offering plenty of space for your vehicles and an additional storage nook. Functional mudroom off of garage and front entry closet for additional storage. This home has 9'0 Ceilings on the main and lower levels as well as 8ft doors making the space feel even more spacious. This semi-estate area offers, low maintenance exterior finish in your choice James Hardie Board. This home also offers RV Parking should you require. This just may be the house you been waiting for! Customize this home and choose the colours that best suit you as this is a home you can put your own final touches on. Book your showing today!**

Inclusions: **All Lighting Fixtures Attached**
 Property Listed By: **eXp Realty**

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



