



THE
A-TEAM

**RE/MAX
FIRST**

88 SUNRISE Heath, Cochrane T4C 0H4

MLS® #: **A2096018** Area: **Sunset Ridge** Listing Date: **12/18/23** List Price: **\$914,900**
Status: **Active** County: **Rocky View County** Change: **-\$35k, 28-Jan** Association: **Fort McMurray**



BEDROOMS: 1
BATHROOMS: 1 + 1/2
DEVELOPED SPACE: 1403 SF

General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**
Lot Information
Lot Sz Ar: **5,345 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,400**
Low Sqft:
Ttl Sqft: **1,400**

DOM

153
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, Pie Shaped 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, 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, Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`7" x 15`8"
Dining Room	Main	10`8" x 13`1"
Bedroom	Basement	12`6" x 10`0"
5pc Ensuite bath	Upper	
4pc Bathroom	Lower	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	16`2" x 16`0"
Living Room	Basement	14`10" x 17`11"
Bedroom	Basement	12`6" x 10`0"
2pc Bathroom	Main	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**
Legal Desc: **2210972**

Remarks

Pub Rmks:

Welcome to the Ethan! This beautiful, sought after fully finished walkout 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. It also is located on a pie lot, east facing letting the sun rise on the back of your home! This just may be the house you been waiting for! Book your showing today!

Inclusions:

Property Listed By:

All Lighting Fixtures Attached

eXp Realty

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

