



THE
A-TEAM

**RE/MAX
FIRST**

112 SUNRISE Heath, Cochrane T4C 0H4

MLS®#: **A2096019**

Area: **Sunset Ridge**

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

List Price: **\$924,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,794 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,291**

Low Sqft:

Ttl Sqft: **2,291**

DOM

144

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,No Neighbours Behind
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: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	17`8" x 14`4"
Office	Main	6`0" x 8`11"
Loft	Upper	13`7" x 17`11"
Laundry	Upper	5`10" x 9`0"
4pc Ensuite bath	Upper	
3pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	13`11" x 10`11"
Bedroom - Primary	Upper	17`9" x 14`0"
Bedroom	Upper	9`9" x 10`9"
Bedroom	Upper	10`9" x 10`9"
2pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

221 0972

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to "The Shelby"! With a beautiful bright OPEN CONCEPT and 9'0" ceiling height on main floor this home makes entertaining a breeze. Work from home in your spacious OFFICE located on the main floor. As you walk up stairs you will be greeted with a large second floor bonus room at the front of the home, with VAULTED CEILINGS. Two bedrooms and a Master with a 5pc SPA-LIKE ENSUITE. Enjoy your views with oversized windows throughout. The upstairs is also equipped with UPPER FLOOR LAUNDRY and a room thats spacious enough to keep the families clothes organized! As you enter outside, enjoy coffee outside as the sunrises or Entertain outdoors in style with a large deck off the back of the home. User friendly kitchen with a KITCHEN ISLAND and BREAKFAST BAR finished in your choice QUARTZ or GRANITE COUNTERTOPS. There is a separate dining nook and what most families desire, a BUTLERS PANTRY to an oversized WALK-IN PANTRY, right next to the beautiful spacious MUDROOM with BUILT-INS. Hide the mess in a dedicated mudroom, complete with BUILT-IN LOCKERS. This is definitely a beautiful place to call home, connect with us today for more details and to start your build today!

Inclusions:
Property Listed By:

N/A
eXp Realty

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







2,360 S.F. | 3 BEDROOMS | 2 + 1/2 BATHROOMS



1. SUNSET RIDGE

2,360 S.F. | 3 BEDROOMS | 2 + 1/2 BATHROOMS

