



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

**330**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**  
 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: **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:

Zoning:  
**R-LD**

**221 0972**

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: **N/A**  
Property Listed By: **eXp Realty**

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



