



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 SUNDOWN Crescent, Cochrane T4C 0H4**

MLS®#: **A2096020** Area: **Sunset Ridge** Listing Date: **12/27/23** List Price: **\$914,900**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **4,026 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,360**  
 Low Sqft:  
 Ttl Sqft: **2,360**

DOM

**331**  
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,Front Yard,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,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	Room	Level	Dimensions
Dining Room	Main	14`7" x 10`0"	Bedroom	Upper	10`7" x 12`6"
Bedroom	Upper	10`7" x 12`6"	Bonus Room	Upper	20`1" x 13`9"
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom - Primary	Upper	14`0" x 12`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1812037**

Zoning:  
**R-1**

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**

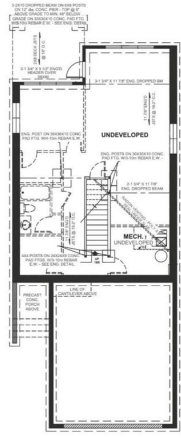
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





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

BASEMENT  
(UNDEV.)



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

MAIN  
1,000 S.F.



UPPER  
1,360 S.F.



SUNSET RIDGE