



THE
A-TEAM

**RE/MAX
FIRST**

47 SUNDOWN Crescent, Cochrane T4C 0H4

MLS®#: **A2096020**

Area: **Sunset Ridge**

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

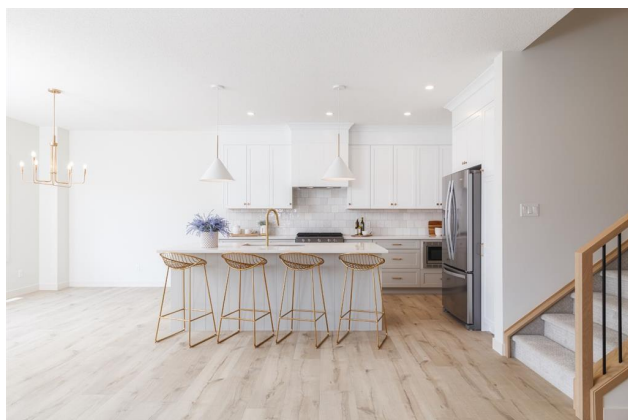
List Price: **\$914,900**

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

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,Front Yard,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,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
Dining Room	Main	14`7" x 10`0"
Bedroom	Upper	10`7" x 12`6"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Room	Level	Dimensions
Bedroom	Upper	10`7" x 12`6"
Bonus Room	Upper	20`1" x 13`9"
5pc Ensuite bath	Upper	
Bedroom - Primary	Upper	14`0" x 12`0"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R-1	
Legal Desc:	1812037		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







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



SUNSET RIDGE

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

