



THE
A-TEAM

**RE/MAX
FIRST**

116 SUNRISE Heath, Cochrane T4C 0H4

MLS®#: **A2096022**

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

Finished Floor Area

Lot Sz Ar:

3,794 sqft

Lot Shape:

34.01 X 34 metres

Abv Sqft:

2,346

Low Sqft:

Ttl Sqft:

2,346

DOM

144

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

4 Level Split

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Cement Fiber Board,Concrete,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator

Int Feat:

Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`7" x 11`9"
Living Room	Main	14`0" x 13`3"
Bonus Room	Second	15`2" x 14`3"
Laundry	Second	14`4" x 9`5"
Mud Room	Lower	7`4" x 5`6"
Bedroom - Primary	Second	14`11" x 13`3"
Bedroom	Second	12`3" x 9`10"

Room	Level	Dimensions
Dining Room	Main	13`3" x 11`7"
Office	Main	7`6" x 5`6"
Game Room	Basement	24`3" x 12`8"
Storage	Basement	14`6" x 6`1"
Foyer	Lower	6`1" x 5`6"
Bedroom	Second	12`11" x 9`10"
Bedroom	Basement	10`8" x 10`4"

4pc Bathroom	Basement	9`4" x 5`0"	5pc Ensuite bath	Second	11`1" x 10`0"
2pc Bathroom	Main	5`8" x 4`11"	4pc Bathroom	Second	11`4" x 5`6"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-LD	
Legal Desc:	2210972	Remarks

Pub Rmks:	Welcome to the Mia! A unique floorpan that will have you falling in love, from the moment you walk in! A 4 level split, offering the ultimate in functionality. With a bright open concept, a gourmet kitchen, 9'0" main floor ceiling height and a colour palette on trend! In the kitchen there is ample counter space, with large island and flush eating bar, finished with quartz countertops. A walk-in pantry with solid, painted shelving. Large and bright dining room with plenty of space to gather with family and friends. It offers a main floor office making it convenient to work from home. As you head upstairs you will find a spacious second storey bonus room. The oversized windows throughout make this home feel bright and airy. Hide the mess in a dedicated mudroom, complete with built-in lockers and generous front closet. Second floor laundry room featuring a laundry tub and oversized closet. Escape to the spa-like owner's retreat featuring dual vanities, complete with a walk-in closet and custom built ins. Relax in your oversized shower, or take a bath in your free standing soaker tub. This home will be a fully finished walkout, backing the pathways with no neighbours directly behind!				
Inclusions:	N/A				
Property Listed By:	eXp Realty				

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







