



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  
 Lot Sz Ar: **3,794 sqft**  
 Lot Shape: **34.01 X 34 metres**

Finished Floor Area  
 Abv Sqft: **2,346**  
 Low Sqft:  
 Ttl Sqft: **2,346**

DOM

**360**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **4 Level Split**

Parking

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

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **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	Room	Level	Dimensions
Kitchen	Main	16`7" x 11`9"	Dining Room	Main	13`3" x 11`7"
Living Room	Main	14`0" x 13`3"	Office	Main	7`6" x 5`6"
Bonus Room	Second	15`2" x 14`3"	Game Room	Basement	24`3" x 12`8"
Laundry	Second	14`4" x 9`5"	Storage	Basement	14`6" x 6`1"
Mud Room	Lower	7`4" x 5`6"	Foyer	Lower	6`1" x 5`6"
Bedroom - Primary	Second	14`11" x 13`3"	Bedroom	Second	12`11" x 9`10"
Bedroom	Second	12`3" 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: **Fee Simple**  
 Zoning: **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**





