



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2096871**

Area: **Sunset Ridge**

Listing Date: **12/18/23**

List Price: **\$839,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$40k, 28-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **4,159 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,994**  
Low Sqft:  
Ttl Sqft: **1,994**

DOM

**154**  
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**  
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,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 11`6"
Foyer	Main	5`8" x 8`3"
Bonus Room	Upper	14`1" x 11`2"
Bedroom	Upper	10`0" x 10`8"
Bedroom	Upper	10`7" x 10`0"
5pc Bathroom	Upper	

Room	Level	Dimensions
Nook	Main	13`0" x 9`0"
Den	Main	8`10" x 10`1"
Bedroom - Primary	Upper	12`7" x 11`6"
3pc Bathroom	Upper	9`8" x 10`6"
Laundry	Upper	10`2" x 6`8"
2pc Bathroom	Main	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**1812037**

Remarks

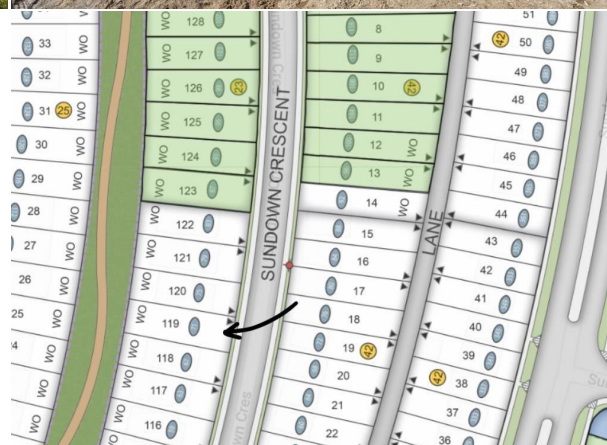
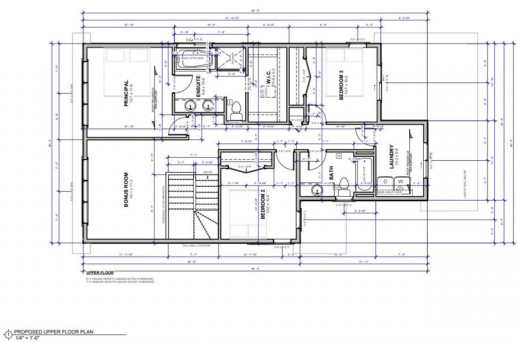
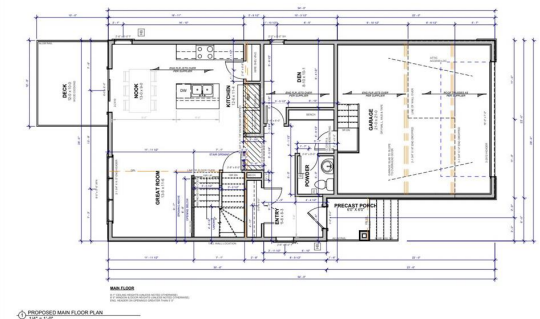
Pub Rmks: **Welcome to The Olivia in Sunset Ridge! This home is located in a semi-estate area and is offering the ultimate in functionality. With its 9ft knock down ceilings throughout, oversized windows, an open concept and its overall appeal, this home is a dream come true! The kitchen offers ample counter space making it appealing to the chef in your home, with a large island and flush eating bar for the kids to saddle up to and a large and bright dining room with plenty of space to gather with family and friends. If you work from home this home offers a main floor office/den, a spacious second storey bonus room and tons of built-in features throughout. Escape to the spa-like owner's retreat where you can relax in your oversized shower, or take a bath in your soaker tub. The primary suite is also complete with dual vanities, a walk-in closet with custom built ins, and access to second floor laundry. Let's head to the walkout basement where you will be greeted with lots of natural light and quick access to the backyard. The basement is unfinished allowing you to put your final touches on it. Enjoy the sunny outdoors in style with a large open deck and a nice yard for the family to enjoy! This just may be the house you been waiting for, Ready for April 2024, just in time to put your final touches, choose your colours and make it your own! Book your showing today!**

Inclusions:  
Property Listed By: **All Lighting Fixtures Attached  
eXp Realty**

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









## Ensuite



## Kitchen

### Highlights of Upgrades:

- Siligranite Sink
- Custom Covered Hoodfan
- Additional storage at back of island
- Built in microwave with deep storage drawers below
- Upgraded handles/knobs
- Upgraded light fixtures

