



THE
A-TEAM

**RE/MAX
FIRST**

118 SUNDOWN Close, Cochrane T4C 0M7

MLS®#: **A2098223**

Area: **Sunset Ridge**

Listing Date: **04/08/24**

List Price: **\$899,000**

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: **4,345 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,450**

Low Sqft:

Ttl Sqft: **2,450**

DOM

41

Layout

Beds: **5 (4 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Irregular Lot,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Other,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Water Softener**

Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

Office

Nook

Bedroom - Primary

Bedroom

Bedroom

5pc Bathroom

Level

Main

Main

Second

Second

Second

Second

Dimensions

9`3" x 9`7"

11`6" x 10`2"

13`0" x 16`3"

12`1" x 11`0"

13`9" x 11`0"

11`9" x 5`0"

Room

Family Room

2pc Bathroom

Bedroom

Bonus Room

3pc Ensuite bath

5pc Ensuite bath

Level

Main

Main

Second

Second

Second

Second

Dimensions

14`0" x 14`3"

5`0" x 5`7"

12`1" x 11`0"

13`0" x 12`7"

5`1" x 8`2"

11`11" x 8`11"

4pc Ensuite bath
Other

Basement
Basement

7`3" x 10`5"
9`3" x 11`1"

Bedroom
Game Room
Legal/Tax/Financial

Basement
Basement

12`1" x 10`5"
27`6" x 12`6"

Title:
Fee Simple
Legal Desc:

2111636

Zoning:
RC-2

Remarks

Pub Rmks:

Unparalleled elegance awaits in this brand new 5 bed, 4.5 bath masterpiece by Panjeta Homes (building with pride since 2007) with every upgrade imaginable. This incredibly stylish, 2-storey home will be the prize and at this price will be unlike any home in the area. With over 3400 square feet of living space, this home boasts unique wall accents and elegant finishings throughout. The large, welcoming foyer features an entrance bench. The chef inspired kitchen has high-end stainless-steel appliances including a gas cooktop, quartz counters, plenty of storage and a butler pantry. The living room has a cosy fireplace with beautiful stone surround that is flanked by custom built-in shelves. There is an office/flex room on this level, convenient for those who work from home, or a dedicated study space. The tiled mud room thoughtfully includes a high-end dog wash! There are speakers in the main floor, basement and primary bedroom. There are 4 bedrooms upstairs, all with scratch-proof, custom closets. This home has two primary bedrooms. One primary suite is your luxurious retreat with a feature wall, a balcony and a stunning, spa-like 5-piece bathroom with steam shower. The other primary suite has a 3 piece ensuite and walk in closet. The other 2 bedrooms have their own individual access to a 5-piece jack & jill bathroom. The basement has its own separate entry door from the side of the house, allowing potential for a rental. This space is fully developed with a bedroom with a 3-piece bathroom cheater ensuite, rec room with a fireplace and beautiful stone surround, and a stunning full wet bar with island and lots of storage space. Every inch of this home will be a dream to live in! Outside, there is gable lighting and a large concrete patio to enjoy in the warmer months. The oversized garage has a tiled landing. There is rough-in for a central vacuum, and house house is wired for cameras, alarm system and garage heater. Come to Sunset Ridge and see what moving up can bring you!

Inclusions:
Property Listed By:

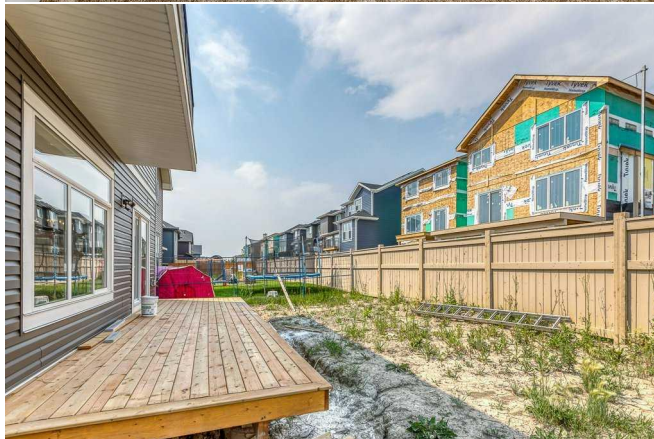
N/A
RE/MAX IREALTY INNOVATIONS

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



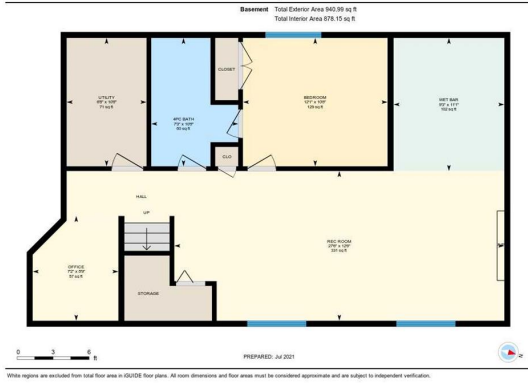




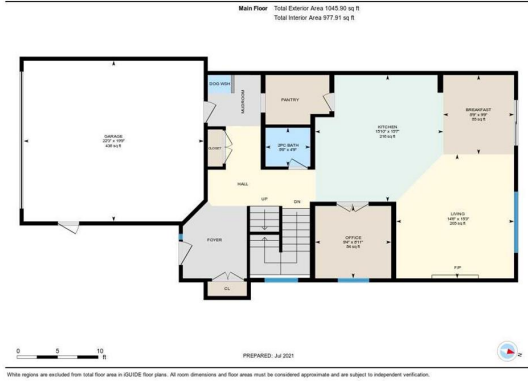




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