



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 SUNVALLEY View, Cochrane T4C 0H4**

MLS®#: **A2099176**

Area: **Sunset Ridge**

Listing Date: **02/18/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,290 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,725**

Low Sqft:

Ttl Sqft: **1,725**

DOM

**91**

Layout

Beds: **4 (2 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

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,Street Lighting  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Basketball Court,Private Yard**

Construction: **Composite Siding,Concrete,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood**  
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,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`3" x 13`5"
Kitchen	Main	19`3" x 9`6"
Bedroom - Primary	Main	13`6" x 11`6"
Game Room	Lower	24`8" x 22`5"
Laundry	Main	9`8" x 5`7"
Storage	Lower	31`4" x 9`10"

Room	Level	Dimensions
Dining Room	Main	11`8" x 9`11"
Bedroom	Main	10`11" x 9`9"
Bedroom	Lower	12`6" x 10`5"
Bedroom	Lower	12`10" x 9`2"
Furnace/Utility Room	Lower	12`7" x 9`5"
Mud Room	Main	10`6" x 9`7"

4pc Bathroom 5pc Ensuite bath	Lower Main	8`11" x 4`11" 12`11" x 12`11"	4pc Bathroom	Main	7`11" x 4`11"
Legal/Tax/Financial					

Title: <b>Fee Simple</b>	Zoning: <b>CR-2</b>	
Legal Desc:	<b>2211829</b>	Remarks

Pub Rmks:	<b>Welcome to 13 Sunvalley View! This home is a MUST SEE! With its smart use of space, exquisite style and a timeless design, Wisdom offers any mature couple or family, a spacious, luxurious, yet humble home. The main floor features an office/flex room or could be used as a secondary bedrooms with a bathroom right off to the right. The open concept kitchen overlooks the great room showcasing a beautiful STONE FIREPLACE, VAULTED CEILINGS, and large windows, making it nice and bright! But thats not all, this home has VIEWS for DAYS as you walk out onto the balcony or view right from your window the open farm fields and deer passing by! This WALKOUT BUNGALOW offers 2 bedrooms up, 2 full bathrooms, A DOG WASH, MUDROOM with BUILT INS and LAUNDRY on the main floor. The large master suite features a beautiful spa-like ensuite, DUAL SINKS, a SOAKER TUB and a beautiful WALKIN CLOSET with BUILT IN SHELIVING / DRAWERS. As you head downstairs to the WALKOUT basement you will find the space is FULLY FINISHED, with a WET BAR and 2 EXTRA SPACIOUS BEDROOMS for guests or a Family of 5! This home walks out onto a path but also farm fields. The VIEW IS SPECTACULAR and is one you don't want to miss! Book your showing today!</b>
Inclusions:	<b>All lighting fixtures attached</b>
Property Listed By:	<b>eXp Realty</b>

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











