



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**171 SUNDOWN Crescent, Cochrane T2T 2T2**

MLS®#: **A2111570**

Area: **Sunset Ridge**

Listing Date: **03/01/24**

List Price: **\$679,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$10k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **5,035 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,007**  
Low Sqft:  
Ttl Sqft: **2,007**

DOM

**79**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 12`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`7" x 12`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 9`8"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 12`8"</b>
<b>Den</b>	<b>Main</b>	<b>10`1" x 8`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`10" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111636**

Zoning:  
**see remarks**

Remarks

Pub Rmks:

**Sunset Ridge is where sun-kissed mountains and amber skies welcome you home. It is situated above it all and offers quick family escapes to the mountains with views you won't soon forget. Families grow and connect in the town of Cochrane. There are parks, ponds and green space offering families plenty of recreation opportunities. With over 1,939 (approx) square feet of open concept living space, the Jayne is built with your growing family in mind. This single-family line home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories.**

Inclusions:  
Property Listed By:

**n/a  
Century 21 All Stars Realty Ltd.**

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







