



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 SUNRISE View, Cochrane T4C 0T7**

MLS® #: **A2112069**

Area: **Sunset Ridge**

Listing Date: **03/05/24**

List Price: **\$559,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$16k, 26-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Cochrane**

Abv Sqft:

**1,335**

Year Built:

**2013**

Low Sqft:

Ttl Sqft:

**1,335**

Lot Information

Lot Sz Ar:

**3,714 sqft**

Lot Shape:

DOM

**68**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Rectangular Lot  
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**No Smoking Home,Open Floorplan,Pantry**

Utilities:

Room Information

Room

**2pc Bathroom**

**Kitchen**

**3pc Ensuite bath**

**Bedroom**

Level

**Main**

**Main**

**Second**

**Second**

Dimensions

**5`6" x 4`10"**

**8`6" x 11`2"**

**7`7" x 7`7"**

**9`4" x 13`2"**

Room

**Dining Room**

**Living Room**

**4pc Bathroom**

**Bedroom**

Level

**Main**

**Main**

**Second**

**Second**

Dimensions

**8`6" x 8`1"**

**10`5" x 15`8"**

**7`10" x 5`3"**

**9`3" x 13`3"**

Bedroom - Primary  
Kitchen  
Furnace/Utility Room

Second  
Basement  
Basement

11`1" x 17`6"  
10`4" x 7`10"  
5`11" x 11`7"

4pc Bathroom  
Game Room

Basement  
Basement

7`2" x 5`0"  
17`11" x 10`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1213594**

Zoning:  
**R-MX**

Remarks

Pub Rmks: **SPECTACULAR and unobstructed MOUNTAIN VIEWS from this beautiful home in sought after Sunset Ridge in Cochrane. The MASSIVE backyard is big and private with no neighbours behind. This amazing home has been freshly PAINTED and has NEW Luxury Vinyl Plank flooring and NEW carpet upstairs. The BRIGHT and OPEN concept is perfect for entertaining! The large kitchen has STAINLESS appliances ( NEW fridge and stove), GRANITE countertops and an ISLAND. There is a large dining area with a patio door that leads to your DECK with stunning MOUNTAIN views with a natural gas hook up on the deck. The large living room will accommodate plenty of furniture. Upstairs you will find a master retreat with a walk-in closet and an EN-SUITE and a walk in closet. There are 2 more bedrooms, another full bathroom and laundry on the top floor. The WALKOUT basement is FINISHED with an illegal SUITE. The yard is perfect for entertaining and having fun with the family with a a small storage shed in backyard. Taking us back into the house there is an OVERSIZED single ATTACHED GARAGE that is drywalled and insulated. Easy access to both the city, the mountains and walking distance to Ranchview school... Don't miss out on this AMAZING home at great price!**

Inclusions: **Dishwasher x2, electric stove, microwave hood fan, refrigerator x2, washer x2, dryer x2**

Property Listed By: **RE/MAX Real Estate (Central)**

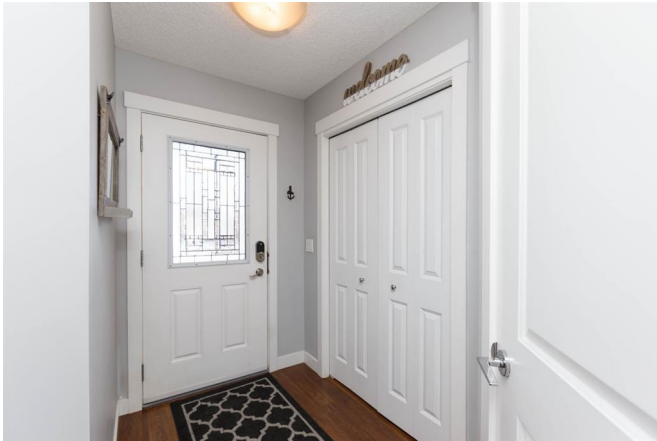
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







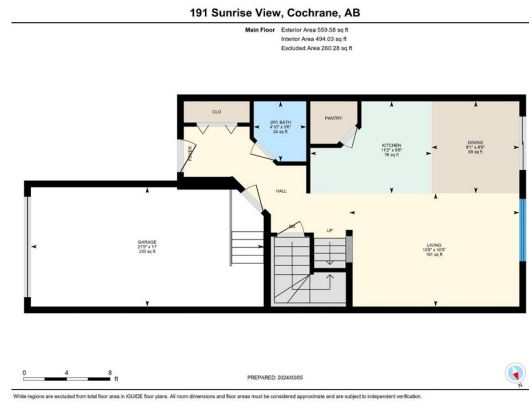




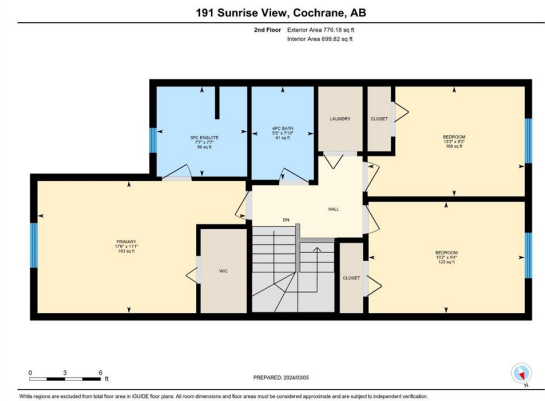








White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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191 Sunrise View, Cochrane, AB

Basement (Below Grade) Exterior Area 437.37 sq ft  
Interior Area 274.73 sq ft  
Excluded Area 55.17 sq ft



0 3 6 ft

PREPARED: 2024/03/05



Walls, openings are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.