



THE
A-TEAM

**RE/MAX
FIRST**

217 SUNSET Point, Cochrane T4C0L3

MLS®#: **A2120759**

Area: **Sunset Ridge**

Listing Date: **04/06/24**

List Price: **\$484,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$9k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Cochrane

Year Built:

2014

Lot Information

Lot Sz Ar:

2,825 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,279

Low Sqft:

Ttl Sqft:

1,279

DOM

43

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Composite Siding,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,Open Floorplan,Stone Counters,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`0" x 11`6"	Bedroom	Upper	12`4" x 9`4"
Bedroom	Upper	10`0" x 9`4"	2pc Bathroom	Main	5`0" x 3`0"
4pc Ensuite bath	Upper	11`6" x 5`0"	4pc Bathroom	Upper	9`0" x 5`0"
3pc Bathroom	Basement	9`6" x 5`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$276

Fee Simple

R-MX

Fee Freq:

Monthly

Legal Desc:

0811101

Remarks

Pub Rmks:

Nestled in the serene neighborhood of Sunset Ridge, this captivating 3 bed, 3.5 bath townhouse stands as a testament to modern living and comfort. With updated features throughout and a beautifully FINISHED BASEMENT offering additional space for relaxation or entertainment, this abode is meticulously designed to cater to your desire for tranquility and style. Each room bathes in natural light, welcoming you to a peaceful retreat from the bustling outside world. This townhouse is more than just a home; it's a sanctuary where every detail contributes to a harmonious living experience.

Inclusions:

N/A

Property Listed By:

eXp Realty

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





