



THE
A-TEAM

**RE/MAX
FIRST**

233 SUNSET Heights, Cochrane T4C 0E1

MLS®#: **A2122542**

Area: **Sunset Ridge**

Listing Date: **04/12/24**

List Price: **\$678,999**

Status: **Active**

County: **Rocky View County**

Change: **-\$1,000, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2007**

Lot Information

Lot Sz Ar: **5,016 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,740**
Low Sqft:
Ttl Sqft: **1,740**

DOM

37

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

2pc Bathroom
Foyer
Living Room
4pc Bathroom
Bedroom
Family Room
3pc Bathroom
Furnace/Utility Room

Main
Main
Main
Upper
Upper
Upper
Basement
Basement

6`0" x 4`11"
5`10" x 11`5"
13`6" x 19`5"
9`5" x 4`11"
9`6" x 13`0"
17`8" x 16`2"
8`9" x 6`4"
21`5" x 13`9"

Dining Room
Kitchen
Mud Room
4pc Ensuite bath
Bedroom
Bedroom - Primary
Game Room

Main
Main
Main
Upper
Upper
Upper
Basement

8`11" x 12`8"
8`11" x 9`11"
10`1" x 5`7"
9`3" x 4`11"
9`3" x 9`11"
12`11" x 11`10"
21`6" x 21`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614690

Zoning:
R-LD

Remarks

Pub Rmks:

WELCOME HOME- This stunning Contemporary walkout home with MOUNTAIN VIEWS that draw you in from the moment you enter! The main floor has an OPEN CONCEPT design & features your living room with gas fireplace, spacious dining room and a kitchen equipped with stainless steel appliances, separate pantry, modern white cabinets & plenty of space to entertain your guests! The upper level has a HUGE bonus room and a spacious master bedroom with a walk-in closet & a full ensuite bathroom. Two more bedrooms & a full bathroom complete this upper floor. The fully developed walkout basement is bright & spacious with high ceilings, a beautiful wet bar, family room & a beautifully designed full bathroom. The backyard is HUGE with enough room for the kids to play & the adults to enjoy the stone firepit area. This home is the entire package & is in a PRIME location, just steps to amenities, schools, walking trails and the ravine!

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









