



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 SUNSET Point, Cochrane t4c0k9**

MLS® #: **A2125463**

Area: **Sunset Ridge**

Listing Date: **04/25/24**

List Price: **\$475,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Cochrane**

Year Built:

**2013**

Lot Information

Lot Sz Ar:

**2,051 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,803**

Low Sqft:

Ttl Sqft:

**1,803**

DOM

**24**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space**

**Garage Faces Front,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Courtyard,Uncovered Courtyard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Subfloor,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**

Int Feat:

**Ceiling Fan(s),Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub**

Utilities:

Room Information

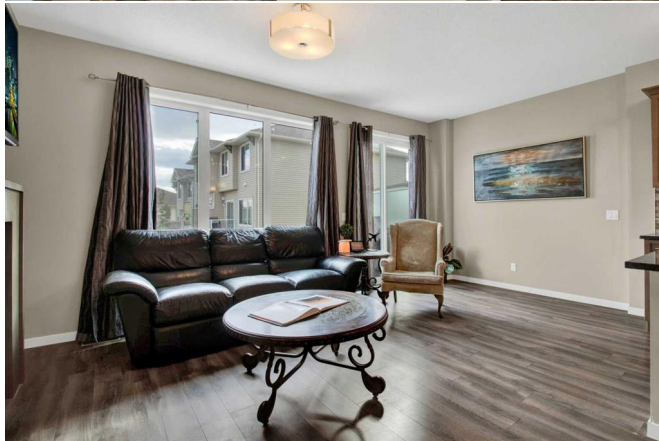
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`3" x 24`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>30`11" x 33`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>29`3" x 42`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>32`3" x 75`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>16`2" x 29`3"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>30`11" x 33`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>29`0" x 41`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>33`1" x 54`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>42`11" x 58`6"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>17`9" x 46`6"</b>

Den	Lower	22`5" x 45`11"	Game Room Legal/Tax/Financial	Lower	63`2" x 51`11"
Condo Fee: \$305		Title: Fee Simple Fee Freq: Monthly		Zoning: R-MX	
Legal Desc:	0811101		Remarks		
Pub Rmks:	<b>3 BED + DEN   3 FULL BATHROOM   WALK-OUT BASEMENT TO GREEN SPACE   EXCEPTIONAL MOUNTAIN VIEWS.</b> Welcome to Your Mountain Retreat: The Apex Model at The Ravines. Nestled in Cochrane's Sunset Ridge, this townhouse offers more than just a home—it presents an experience. Step inside and feel the tranquility wash over you, as modern design blends seamlessly with natural beauty. -On the main floor, discover an open-concept layout, where a sleek kitchen, cozy dining area, and inviting living room bask in natural light. The south-facing patio steals the show, offering views of the Rockies and the city below. -Upstairs, the primary bedroom awaits, perfectly positioned to capture the majesty of the mountains. A spacious walk-in closet and opulent 5-piece ensuite with a soaker tub promise comfort and luxury. Two additional good-sized bedrooms, an office area, and a 4-piece bathroom complete this level. -View the fully finished walk-out basement, where entertainment and relaxation beckon. A cozy den/office, sprawling recreation room, and convenient 3 pc bathroom await, with direct access to the green space—a seamless indoor-outdoor retreat. While this home offers exceptional living spaces and breathtaking views, with a little TLC, this residence has the potential to shine even brighter. (New flooring credit available for the right offer) From soaring 9-foot ceilings to proper underlay in basement development, every detail has been carefully crafted to enhance your living experience. With amenities just moments away like St. Timothys Jr./High School, RancheView School K-8, restaurants, pathways and even the historic Cochrane Ranchhouse. Convenience is always within reach.				
Inclusions: Property Listed By:	bunk bed, RE/MAX Complete Realty				

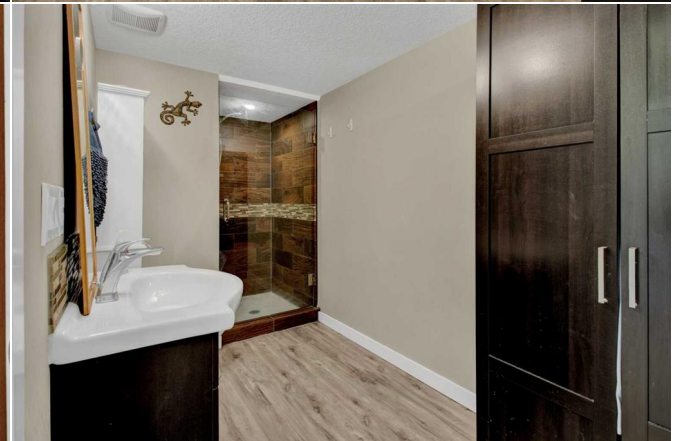
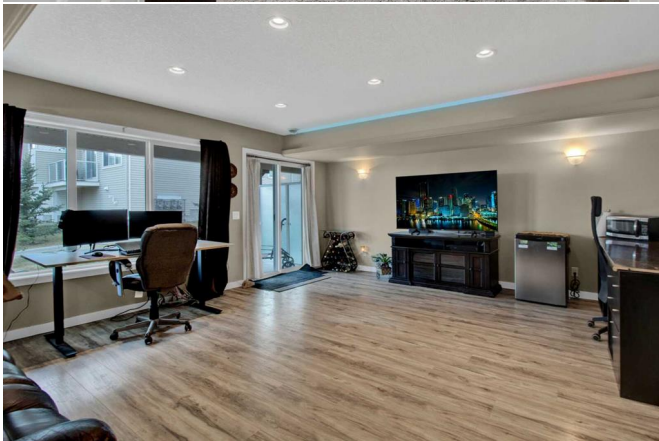
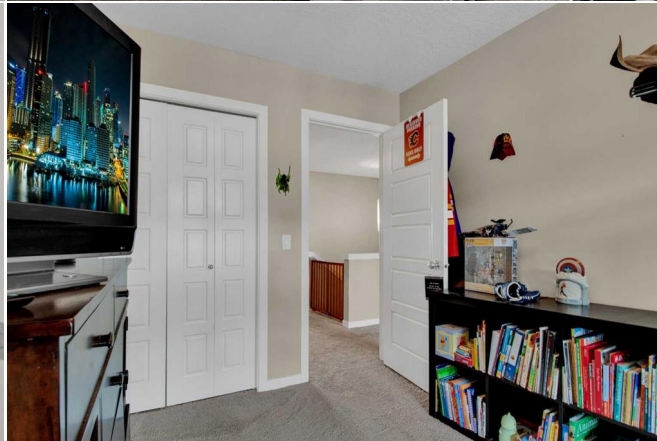
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



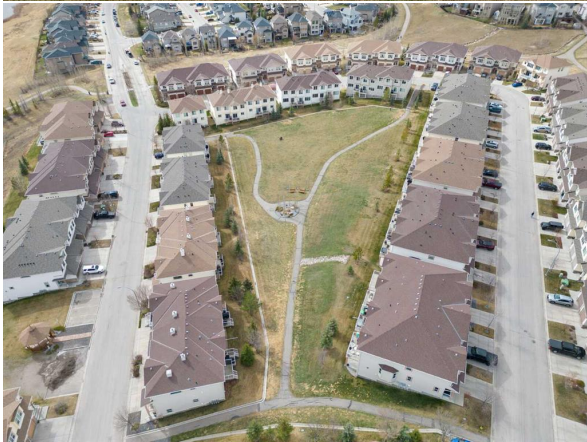






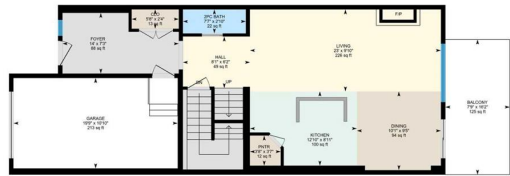






#### 248 Sunset Point, Cochrane, AB

Main Floor Exterior Area 180.00 sq ft  
Interior Area 896.78 sq ft  
Excluded Area 234.45 sq ft



0 5 10

PREPARED: 2024/04/25



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

#### 248 Sunset Point, Cochrane, AB

2nd Floor Exterior Area 1234.00 sq ft  
Interior Area 954.00 sq ft



0 4 8

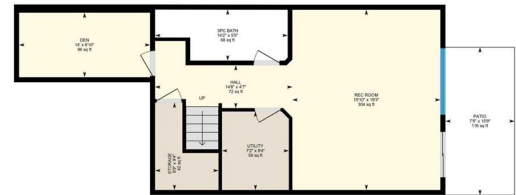
PREPARED: 2024/04/25



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#### 248 Sunset Point, Cochrane, AB

Basement (Below Grade) Exterior Area 896.78 sq ft  
Interior Area 816.12 sq ft  
Excluded Area 87.62 sq ft



0 4 8

PREPARED: 2024/04/25



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