



THE
A-TEAM

**RE/MAX
FIRST**

158 SUNSET Point, Cochrane T4C 0L1

MLS®#: **A2138043** Area: **Sunset Ridge** Listing Date: **06/06/24** List Price: **\$499,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **1,792 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,604**
 Low Sqft:
 Ttl Sqft: **1,604**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Views**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Floor Furnace** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance,Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`9" x 14`0"	Dining Room	Main	10`8" x 17`3"
Living Room	Main	12`0" x 16`11"	Bedroom - Primary	Upper	12`3" x 11`4"
Bedroom	Upper	9`5" x 11`4"	Bedroom	Upper	9`5" x 9`9"
Laundry	Upper	6`2" x 4`11"	Entrance	Lower	7`5" x 8`6"
2pc Bathroom	Main	6`2" x 4`7"	4pc Bathroom	Upper	6`5" x 8`6"
3pc Ensuite bath	Upper	8`6" x 6`7"			

Legal/Tax/Financial

Condo Fee:
\$272

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **0811101**

Remarks

Pub Rmks: **This exclusive property is located on a quiet, no through road, and gives you the sense of living away from all the hustle and bustle. This move-in-ready townhome offers everything you could need and want in a home and is directly across from the beautiful Sunset Ridge ravine giving you immediate access to walking paths, a pond and all that nature offers. With a double attached garage (tandem), three bedrooms, two and a half baths, and a massive storage room, you'll soon find that living here is easy and enjoyable. The home has been professionally cleaned and is available for immediate occupancy. The main floor features a large south facing living room with cozy fireplace, a nicely upgraded kitchen with stainless steel appliances, granite counters and corner pantry, patio doors that lead to the back yard greenspace, plus a two piece powder room. From the living room, you'll enjoy your private balcony with wonderful views and glass rails to make the view unobstructed. The upper level has the primary suite which offers more sweeping ravine views, a full ensuite, plus a large walk-in closet. There's also convenient upper level laundry, another full bathroom, and two large secondary bedrooms. This complex is quiet and friendly, and has a welcoming feel with the beautiful landscaping and trendy curb appeal on all the units.**

Inclusions: **dishwasher, electric stove, garage control with remote, microwave hood fan, refrigerator, washer & dryer, window coverings**

Property Listed By: **CIR Realty**

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











