

## 148 SUNRISE View, Cochrane T4C0T7

**Utilities:** 

3pc Ensuite bath

A2139519 06/08/24 MLS®#: Area: Sunset Ridge Listing List Price: **\$674,000** 

Status: **Active Rocky View County** Change: -\$15k, 16-Sep Association: Fort McMurray County:

Date:

**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Cochrane

Year Built: 2014 Lot Information

Lot Sz Ar: Lot Shape:

3,476 sqft

DOM

100 <u>Layout</u>

3 (3) Beds: Baths: 2.5 (2 1)

2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Access:

Lot Feat: Back Lane, Back Yard Park Feat: **Double Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Central, Natural Gas Vinyl Siding, Wood Frame

Sewer: Flooring:

Ceramic Tile, Hardwood Ext Feat: None

Water Source: Fnd/Bsmt:

Finished Floor Area

1,955

1,955

Abv Saft:

Low Sqft:

Ttl Sqft:

**Poured Concrete** 

5`10" x 10`0"

Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings Kitchen Appl:

Int Feat: High Ceilings, Skylight(s), Vaulted Ceiling(s)

Second

**Room Information** 

Room Level Dimensions Room Level **Dimensions** Main 7`7" x 7`8" Office Main 9`4" x 7`6" **Entrance Living Room** Main 16`6" x 12`4" Kitchen Main 12`10" x 11`2" **Dining Room** Main 10`1" x 11`1" Laundry Main 7`3" x 6`0" 2pc Bathroom Main 6`0" x 4`5" **Bonus Room** 13`8" x 17`11" Second 4pc Bathroom Second 4`11" x 8`9" **Bedroom** 11`11" x 10`0" Second **Bedroom** Second 11`11" x 10`0" **Bedroom - Primary** Second 19`10" x 12`7"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

First Place Realty

Legal Desc: 1213594

Remarks

Pub Rmks:

Step into luxury and comfort with this stunning Sunset Ridge home that offers a perfect blend of modern amenities and thoughtful design. From the moment you enter, you'll be captivated by the bright and spacious layout that is sure to impress even the most discerning buyer. Upon entering, you will find a bright and inviting office/den area with stylish barn doors, perfect for working from home or virtual meetings. Head on over to your spacious kitchen featuring stainless steel appliances, including gas range, custom wine rack, and bar fridge. An expansive two-tier island with ample storage and seating, ideal for entertaining guests or enjoying breakfast completes this lovely kitchen. Want to unwind? Enjoy a main floor cozy living room with a gorgeous gas fireplace for relaxing evenings and movie nights. Summer time? Turn on that COOL AC! Convenient main floor laundry, half bath, and access to the double garage and deck/backyard wrap up the main floor. Make your way upstairs, where you are greeted by HUGE bonus room, with vaulted ceilings, offering a versatile space for play or entertainment. Also upstairs, are 2 generously sized bedrooms, a full bath, and ofcourse, the primary retreat with ensuite bathroom for ultimate comfort and relaxation. A partially finished basement, ready for your personal touch and customization wraps up the inside of this beautiful home. Sunset Ridge is a thriving community with parks, trails, schools (k-8 and a highschool) and , and shopping all within reach, making it an ideal location for families of all ages. Enjoy the convenience and charm of this vibrant neighborhood! This home provides easy access to everything you need while offering a peaceful retreat from the hustle and bustle of everyday life.

TV Mounts and cable management, TV in basement, Tire rack in garage, plastic shelving in the garage, closet in the primary bedroom.

Inclusions:

Property Listed By:

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









