

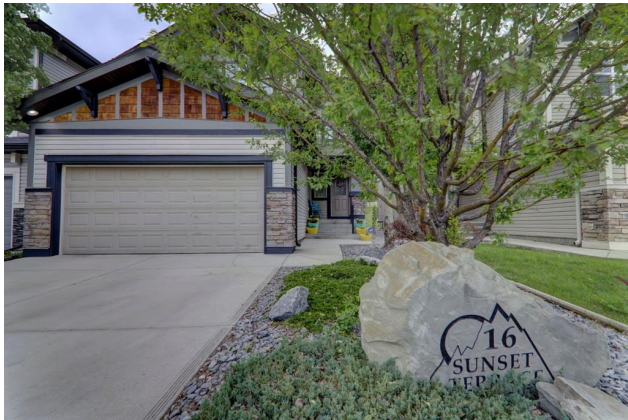


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 SUNSET Terrace, Cochrane T4C 0G1**

MLS®#: **A2145387**      Area: **Sunset Ridge**      Listing Date: **06/28/24**      List Price: **\$784,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **4,719 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,214**  
 Low Sqft:  
 Ttl Sqft: **2,214**

DOM

**9**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	12`6" x 14`1"
Office	Upper	9`11" x 7`11"
Exercise Room	Lower	25`7" x 8`10"
Game Room	Lower	17`2" x 17`3"
Kitchen	Main	13`1" x 11`1"

Room	Level	Dimensions
5pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	13`10" x 15`11"
Bedroom	Upper	14`0" x 9`11"
Bedroom	Lower	11`6" x 9`6"
4pc Bathroom	Lower	0`0" x 0`0"
Foyer	Main	9`4" x 7`7"
Living Room	Main	17`11" x 13`10"

<b>Laundry</b>	<b>Main</b>	<b>8`0" x 7`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 12`10"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **0810726**

Zoning: **R-LD**

Remarks

Pub Rmks: **Open house Sunday June 30 from 11:00 - 2:00 pm. Welcome to the Terrace. This beautiful home is situated on a quiet green space in the first phase of Sunset. No HOA fees! Walking distance to the Elementary and High School. Plus there is miles of walking paths around this great community. Walk in and the open to below high ceilings really light up the entryway. Around the corner it opens up to a Kitchen, living and dining area that was made for entertaining. The Kitchen has new stainless appliances, new granite countertops with matching backsplash. Attached to the Kitchen is a walkthrough pantry and laundry that leads to the Heated and fully finished attached Garage!! 9' ceilings, oversized windows, hardwood floors and fireplace really finish off the living and dining area. Upstairs you'll find The master bedroom and 5 pc ensuite with walk in closet. Also hosts two other great sized bedrooms, office area and another 5pc bathroom. Downstairs is fully finished with a little trim to be finished in days to come. The basement was finished with family fun in mind. Theatre room including the video and audio equipment. Another 4th bedroom, Gym area and another full bathroom. The backyard has a shaded great sized deck, low maintenance yard and a green space behind for extra privacy. This one owner home screams pride of ownership. Hope you enjoy it.**

Inclusions: **Theatre video and audio equipment**  
 Property Listed By: **RE/MAX Landan Real Estate**

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

