



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**45 SUNDOWN Avenue, Cochrane T4C 2T3**

MLS®#: **A2148664**      Area: **Sunset Ridge**      Listing **07/11/24**      List Price: **\$709,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **-\$10k, 01-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,787 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,785**  
 Low Sqft:  
 Ttl Sqft: **1,785**

DOM

**67**  
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,Few Trees,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot**

Park Feat:

**Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit,Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"
Kitchen	Main	14`1" x 11`10"
4pc Bathroom	Upper	8`3" x 4`11"
Bedroom	Upper	8`11" x 12`5"
Bonus Room	Upper	11`10" x 12`2"
3pc Bathroom	Lower	4`9" x 7`7"

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`2"
Living Room	Main	13`9" x 12`1"
5pc Ensuite bath	Upper	8`10" x 12`0"
Bedroom	Upper	9`6" x 14`2"
Bedroom - Primary	Upper	14`3" x 13`5"
Bedroom	Lower	9`3" x 11`5"

**Game Room**

**Lower**

**13`11" x 16`5"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1811630**

Zoning:

**R-LD**

Remarks

Pub Rmks:

**Welcome to your fully finished home in the community of Sunset. Walking distance to the K-8 school, parks and pathways throughout, gas station, daycare, and medical clinics all in close proximity. This bright and airy home features 9-foot ceilings, 8-foot doors, vaulted bonus room and a modern contemporary design with gallery-white walls and black accents. The main floor offers an open concept kitchen and family room with large windows looking to the beautifully landscaped yard with massive deck expanding across the width of the home. Highlights include a large island, ceiling height cabinets, stainless steel appliances, gas range, and a stylish shiplap fireplace with a wood mantle. Upstairs, the master suite boasts tray ceilings, a walk-in closet and a spa-like bath with granite counters, dual sinks, a soaker tub, and a large shower. Two additional bedrooms with ample closet space share a modern main bath. The vaulted bonus room and transom windows flood the space with natural light making this a great space for a home office, playroom or reading nook. The fully finished basement is your ultimate spot for a man cave or family movie zone, featuring an electric fireplace, wet bar, ample storage, a full bathroom, and a fourth bedroom for guests. Additional features include an oversized front-drive garage with side entry, air conditioning, a large deck, and a low-maintenance fenced yard with trees located on a quiet street. Discover your perfect move in ready family home in Cochrane today!**

Inclusions:

Property Listed By:

**All Blinds and Curtain Rods attached. Wine Fridge & Microwave in Basement. TV Wall Mount in Basement.**

**Real Broker**

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







