



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 SUNSET Close, Cochrane T4C 0B1**

MLS®#: **A2150896**      Area: **Sunset Ridge**      Listing Date: **08/14/24**      List Price: **\$830,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **4,596 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,634**  
 Low Sqft:  
 Ttl Sqft: **2,634**

DOM

**35**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Landscaped,Views**  
 Park Feat: **Double Garage Attached,Driveway,Heated Garage,Parking Pad**

Utilities and Features

Roof: **Asphalt**  
 Heating: **In Floor,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Stucco**  
 Flooring: **Hardwood,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Washer**  
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

| Room                    | Level         | Dimensions             | Room                     | Level         | Dimensions            |
|-------------------------|---------------|------------------------|--------------------------|---------------|-----------------------|
| <b>2pc Bathroom</b>     | <b>Main</b>   | <b>5`4" x 11`0"</b>    | <b>Dining Room</b>       | <b>Main</b>   | <b>15`3" x 10`6"</b>  |
| <b>Dining Room</b>      | <b>Main</b>   | <b>12`0" x 13`2"</b>   | <b>Foyer</b>             | <b>Main</b>   | <b>7`2" x 7`8"</b>    |
| <b>Kitchen</b>          | <b>Main</b>   | <b>15`3" x 11`5"</b>   | <b>Laundry</b>           | <b>Main</b>   | <b>7`8" x 10`0"</b>   |
| <b>Living Room</b>      | <b>Main</b>   | <b>13`10" x 14`11"</b> | <b>5pc Bathroom</b>      | <b>Second</b> | <b>7`4" x 11`7"</b>   |
| <b>5pc Ensuite bath</b> | <b>Second</b> | <b>14`8" x 13`10"</b>  | <b>Bedroom</b>           | <b>Second</b> | <b>14`0" x 11`0"</b>  |
| <b>Bedroom</b>          | <b>Second</b> | <b>11`1" x 10`10"</b>  | <b>Bedroom</b>           | <b>Second</b> | <b>11`1" x 11`2"</b>  |
| <b>Bonus Room</b>       | <b>Second</b> | <b>17`1" x 12`0"</b>   | <b>Bedroom - Primary</b> | <b>Second</b> | <b>14`1" x 17`10"</b> |

Walk-In Closet  
Bedroom  
Furnace/Utility Room

Second  
Basement  
Basement

7`2" x 7`6"  
9`11" x 13`3"  
14`4" x 15`0"

4pc Bathroom  
Game Room

Basement  
Basement

11`9" x 7`2"  
28`0" x 20`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

0514446

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**PANORAMIC MOUNTAIN VIEWS | FULLY FINISHED | WALK-OUT BASEMENT | BONUS ROOM | HEATED GARAGE | A/C | Welcome to your new dream home in Cochrane! This stunning 5-bedroom residence offers one of the best panoramic mountain views in the area from every level of the home. Imagine waking up and having coffee on your back deck to unobstructed mountain views and unwinding in the evenings in the backyard by the fire pit with breathtaking sunsets in your west-facing yard with no neighbors behind. Pride of ownership shines throughout the home, this exceptionally well-maintained home where no detail has been overlooked. New shingles in 2022, new gas range stove and refrigerator within the past 5 years, and dishwasher in 2022. Step into your attached double car garage, complete with a natural gas heater for those chilly winters, while the A/C keeps your living spaces cool during summer. Future plans for a hot tub? You're all set with a 220-volt hookup already in place. Outdoor entertaining is a breeze with a gas line on the deck, perfect for your natural gas BBQ. On the main level enjoy gleaming hardwood floors, a gas fireplace in the living room and tons of natural light throughout. This kitchen is a chef's dream! Featuring a gas range stove, granite countertops, a huge island perfect for entertaining, a walk-through pantry, and abundant cupboard space. Enjoy your formal dining room for family and friends' gatherings during the holidays. Upstairs, you'll find four generously sized bedrooms and a large bonus room that offers endless possibilities. The primary bedroom is your personal oasis complete with mountain views, a 5-piece ensuite with a large tub and a large walk-in closet. Downstairs, the fully finished walkout basement is a haven for entertainment, with a projector, projector screen and a wet bar perfect for movie nights. In the winter you'll love the heated floors, gas fireplace, and separate furnace. The fifth bedroom and full bathroom provide additional space and privacy for guests. You'll love the nearby trails in the sunset community and the Cochrane Ranch House (136-acre park) trail system. Living in the Sunset community means your children have access to great schools, walking distance away from St. Timothy Christian High School and a short drive to RancheView School (K-8), your family will love the ease and convenience of this ideal location, this home is an absolute must-see!**

Inclusions:  
Property Listed By:

**TV mount, projector & screen in basement, curtains, Curtain rods, Blinds,  
Coldwell Banker United**

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







