



THE
A-TEAM

**RE/MAX
FIRST**

157 SUNSET Point, Cochrane T4C 0K9

MLS®#: **A2152183** Area: **Sunset Ridge** Listing Date: **08/06/24** List Price: **\$765,000**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,533 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,141**
 Low Sqft:
 Ttl Sqft: **2,141**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 13`2"
Dining Room	Main	14`6" x 10`11"
2pc Bathroom	Main	5`2" x 4`11"
Bedroom - Primary	Upper	13`7" x 12`11"
5pc Ensuite bath	Upper	11`1" x 9`2"
Bedroom	Upper	11`0" x 10`10"
4pc Bathroom	Upper	8`11" x 4`11"

Room	Level	Dimensions
Kitchen	Main	15`2" x 10`0"
Foyer	Main	13`8" x 5`1"
Bonus Room	Upper	16`10" x 12`10"
Walk-In Closet	Upper	8`0" x 7`0"
Bedroom	Upper	11`7" x 10`10"
Laundry	Upper	7`4" x 5`6"
Family Room	Basement	23`2" x 13`9"

Flex Space
3pc Bathroom

Basement
Basement

10`6" x 6`2"
10`3" x 5`0"

Storage
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

16`8" x 8`7"
14`3" x 12`1"

Condo Fee:
\$369

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **0811101**

Remarks

Pub Rmks: **Introducing a remarkable end unit walkout townhome that combines elegance, comfort, and breathtaking natural surroundings. Nestled against a serene nature reserve, this exceptional home boasts PANORAMIC MOUNTAIN VIEWS that are highly coveted and a rarity in the market. Positioned adjacent to the Community Green Space, this residence ensures a harmonious blend of privacy and community connectivity. Step inside to discover a gourmet kitchen with espresso maple cabinets, upgraded granite countertops and stainless steel appliances. The kitchen seamlessly integrates functionality and style. A walkthrough butler's pantry facilitates seamless grocery transfers from the attached double car garage. The main floor offers an inviting ambiance, anchored by a warm gas fireplace that transforms the living room into a haven of comfort and relaxation. Ascend to the upper level with a versatile bonus room or office space and three generously sized bedrooms. The grand primary bedroom boasts abundant natural light, a spacious 5-piece ensuite with granite countertops and a walk-in closet. The lower level is a testament to thoughtful space utilization. A walkout basement is artfully crafted with a sub-floor insulation layer, ensuring year-round comfort. Enhancing the ambiance, a thermostat-controlled fireplace exudes warmth and charm. The family room is a haven for entertainment enthusiasts, featuring surround sound wiring and an expansive wet bar - a recipe for memorable movie nights and gatherings. The utility room is an organized workspace, equipped with a powered air filter, sink, ample counters, and shelving, catering to your creative and housekeeping requirements. The attention to detail continues into the garage, which is a haven for car enthusiasts and hobbyists alike. Fully insulated and heated, the garage is adorned with custom shelving and tool pegboards, while polyaspartic flooring adds a touch of sophistication. Enjoy the comfort of a large home and the convenience of a townhome. The low condo fees cover snow removal and all landscaping, perfect for busy professionals and families. This beautiful home presents an unmatched opportunity to indulge in a lifestyle of elegance and natural beauty.**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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











