



THE
A-TEAM

**RE/MAX
FIRST**

116 SUNSET Manor, Cochrane T4C 0N3

MLS®#: **A2153242** Area: **Sunset Ridge** Listing Date: **07/26/24** List Price: **\$835,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,568 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,508**
 Low Sqft:
 Ttl Sqft: **2,508**

DOM

54
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Front Yard,Irregular Lot,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Rain Barrel/Cistern(s)**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Water Softener**

Int Feat: **Bar,Breakfast Bar,Central Vacuum,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|----------------|-------------------|-------|---------------|
| Living Room | Main | 15`6" x 18`8" | Foyer | Main | 5`9" x 6`0" |
| Dining Room | Main | 12`11" x 13`6" | Kitchen | Main | 11`6" x 14`2" |
| Mud Room | Main | 6`6" x 9`1" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Family Room | Upper | 14`1" x 13`11" | Bedroom - Primary | Upper | 12`7" x 19`2" |

5pc Ensuite bath
 4pc Bathroom
 Laundry
 Other
 3pc Bathroom

Upper
 Upper
 Upper
 Lower
 Lower

14`1" x 13`5"
 11`1" x 5`2"
 7`0" x 6`0"
 8`7" x 7`0"

Bedroom
 Bedroom
 Game Room
 Flex Space
 Furnace/Utility Room

Upper
 Upper
 Lower
 Lower
 Lower

10`8" x 154`8"
 10`0" x 15`8"
 25`6" x 25`4"
 10`10" x 13`0"
 5`2" x 19`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1112901**

Zoning: **R-MX**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPT 14 12-5PM. PRIDE OF OWNERSHIP shines throughout this immaculate and well maintained Sunset Ridge 3 Bed / 3.5 bath home ready to move right in. This Fully Finished Jayman built walkout has everything you need and more! The spacious foyer welcomes you home and opens up to the main living area with with great room, dining area and upscale kitchen loaded with features. Quartz counters, Stainless Appliances, Gas cooktop and Hood fan, built in oven & microwave, pantry, Island & breakfast bar make this kitchen one to be envied. A glass surround deck off the dining area provides an outdoor space for relaxing & enjoying the outdoors providing a cover for the patio on the walkout level with a gas BBQ line on each of them. The large Family room / Bonus room with TV greets you at the top of the stairs on the upper level. The huge primary suite features walk-in closet & 5pc spa like ensuite with soaker tub, separate shower & a water closet. Two generous sized bedrooms sharing a 4pc bathroom plus the conveniently located laundry room completes the upper level. The walkout level is fully finished but could easily be reconfigured to create an additional bedroom. The recreation room, bar area with sink, fridge & dishwasher plus additional flex spaces are all well proportioned. The 3.5 pc bathroom and sauna/steamer plus the utility room complete the walkout level. Two TV's on mounts with remotes plus planters in backyard and the sprinkler system are included. The attached garage is drywalled, insulated & heated with access to the mudroom upon entry. This landscaped home is fully fenced and ready & waiting for you!!**

Inclusions: **Planters in Yard, 2 TVs with mounts, Vac System has one power head., Dishwasher on lower in wet bar & sprinkler system.**
 Property Listed By: **RE/MAX West Real Estate**

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











