



THE
A-TEAM

**RE/MAX
FIRST**

194 SUNSET Heights, Cochrane T4C 0C9

MLS®#: **A2155880** Area: **Sunset Ridge** Listing Date: **08/08/24** List Price: **\$539,000**
 Status: **Pending** County: **Rocky View County** Change: **-\$11k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **3,352 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **910**
 Low Sqft:
 Ttl Sqft: **910**

DOM

42
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`9" x 7`5"	Living Room	Main	12`10" x 11`5"
Kitchen	Main	11`11" x 9`2"	Bedroom - Primary	Main	15`7" x 9`9"
Bedroom	Main	9`11" x 8`11"	Bedroom	Lower	13`8" x 8`6"
Kitchen	Lower	12`3" x 7`9"	4pc Bathroom	Lower	
4pc Bathroom	Main		Dining Room	Lower	11`6" x 6`4"
Living Room	Lower	12`2" x 11`10"	Furnace/Utility Room	Lower	12`4" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614690

Zoning:
R-LD

Remarks

Pub Rmks: **** Open House Saturday August 24th 1-3pm** Discover this spectacular home in the sought-after community of Sunset Ridge offering over 900 square feet of well-designed living space including a fully finished illegal basement suite. The moment you step inside, you'll notice the impeccable condition and pride of ownership throughout. The bright, open-concept main floor features a well laid out kitchen with centre island, abundant cabinetry, stainless steel appliances and walk-in pantry. The main living space offers a dedicated dining area and spacious living room with a gas fireplace and vaulted ceilings. The large primary bedroom with walk-in closet, good sized second bedroom and a 4-piece bathroom completes the main level. The lower level boasts a 1-bedroom illegal basement suite equipped with a large kitchen, a 4-piece bathroom, large bedroom with walk-in closet, and ample storage and egress windows. Additional highlights include nice flooring, updated exterior, a 2-car parking pad, and a low-maintenance backyard. This property is conveniently located near top amenities such as schools, shopping, walking paths, major roadways, and offers an easy commute to Calgary. Book your showing today!**

Inclusions:
Property Listed By: **NA**
Royal LePage Benchmark

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





