



THE
A-TEAM

**RE/MAX
FIRST**

97 SUNRISE Common, Cochrane T4C 2S2

MLS®#: **A2157268**

Area: **Sunset Ridge**

Listing Date: **08/15/24**

List Price: **\$599,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$25k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,793

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,793

Lot Information

Lot Sz Ar:

3,187 sqft

Lot Shape:

DOM

35

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Few Trees,Garden,Low Maintenance Landscape,Private,Rectangular Lot,Sloped
220 Volt Wiring,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Chandelier,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`7" x 9`8"	Living Room	Main	12`1" x 15`6"
Kitchen	Main	10`3" x 13`1"	2pc Bathroom	Main	5`2" x 4`7"
Entrance	Main	7`1" x 7`9"	Bonus Room	Upper	13`1" x 11`1"
Bedroom	Upper	9`8" x 9`10"	4pc Bathroom	Upper	9`2" x 4`11"
Laundry	Upper	6`5" x 5`4"	Walk-In Closet	Upper	9`3" x 4`5"
5pc Ensuite bath	Upper	9`0" x 8`11"	Bedroom - Primary	Upper	13`4" x 12`0"
Bedroom	Upper	9`4" x 13`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

1812273

Remarks

Pub Rmks: **Welcome to your new home in the vibrant community of Sunset Ridge! Let's take a tour of this spacious half duplex by Jayman Built where nearly 1,800 square feet of thoughtfully designed living space awaits you. As we step inside, you'll immediately notice the inviting open floor plan. To your left, the stylish kitchen boasts sleek quartz countertops and modern stainless steel appliances—perfect for cooking and entertaining. The adjoining dining and living areas are bright and airy, thanks to large windows that let in plenty of natural light. Just inside from the garage, we have a convenient half bath for your guests. Now, let's head upstairs where all three bedrooms are located. First, we arrive at the luxurious master suite, featuring a 5-piece bathroom designed to be your personal retreat. The other two bedrooms are spacious and comfortable, sharing a well-appointed 4-piece bathroom. Don't forget to check out the versatile bonus room on this level—ideal for a home office, playroom, or home theatre. Moving back downstairs, you'll appreciate the large, west-facing backyard that's designed to be low maintenance while still providing raised planting beds, offering you more time to enjoy the outdoors. Finally, let's explore the unfinished basement, which provides ample space for you to create the perfect additional living area according to your needs and preferences. With an attached double-car garage that is heated, central air conditioning, an on-demand water heater, convenient upstairs laundry, and solar panels to lower your monthly utilities, this home truly has it all. The Sunset Ridge community is on the rise with exciting new developments, including a new community hall as well as well-established community pathways and parks just steps away. Click the link above to view this beautiful property in 3D and don't miss your chance to make it your own!**

Inclusions: none
Property Listed By: **Veritas Realty**

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









