



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 SUNDOWN Avenue, Cochrane T4C 2T3**

MLS® #: **A2158368**

Area: **Sunset Ridge**

Listing Date: **08/21/24**

List Price: **\$788,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **5,435 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,896**  
Low Sqft:  
Ttl Sqft: **1,896**

DOM

**28**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Many Trees,Private**  
Park Feat: **Driveway,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Instant Hot Water,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Kitchen Island,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 15`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`4" x 6`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`8" x 11`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 10`1"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 12`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`1" x 7`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 9`5"</b>
<b>Family Room</b>	<b>Second</b>	<b>12`10" x 16`1"</b>

Laundry  
Walk-In Closet

Second  
Second

5'7" x 5'10"  
9'6" x 7'1"

Bedroom - Primary

Second

12'0" x 15'1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1811630**

Zoning:  
**R-LD**

Remarks

Pub Rmks: **In the highly desirable community of Sunset Ridge, where everything you need is within walking distance—schools, restaurants, corner stores, and doctors—there's a home waiting to become the backdrop of your family's most cherished memories. This like-new gem, built in 2022, stands proudly on an oversized, horseshoe-shaped corner lot, beautifully landscaped with mature trees and a fully fenced yard, offering a rare blend of curb appeal, privacy, and space. As you pull into the triple-car garage, which is incredibly rare to find, you can feel the peace of mind that comes with knowing your vehicles are protected from the winter chill. Plus, there's ample room for a workshop or storing all your family's toys. The epoxy-coated garage floor, complete with built-in lockers, keeps everything organized, allowing you to focus on the moments that truly matter. Inside, the home welcomes you with an open-concept living space, bathed in natural light from the west-facing windows, creating a warm and inviting atmosphere throughout the day. The kitchen, a chef's dream, features a gas range, continuous hot water, and California Closets in the pantry, ensuring that everything runs smoothly and efficiently, so you can spend less time searching for items and more time enjoying meals together. The living and dining areas flow seamlessly, perfect for family gatherings or quiet evenings at home. As you make your way upstairs, the vaulted ceilings in the bonus room immediately draw your attention, giving the space an airy, expansive feel. This room, with its stunning mountain views, is perfect for movie nights, game days, or simply unwinding with a good book. The primary suite is a true retreat, designed to be a haven of relaxation with its California closets and a massive soaker tub that invites you to melt away the stresses of the day. The outdoor spaces of this home are just as inviting as the indoors. A beautiful new deck sets the stage for summer BBQs, while raised flower beds and a brick pad add a touch of elegance to your garden, making it a joy to spend time outdoors. The west-facing yard, with its abundant natural light, is perfect for watching the kids play, gardening, or simply enjoying the beauty of a sunset. With \$10,000 invested in mature trees, the yard feels like a private retreat, yet you're still in the heart of a vibrant community. Imagine your family growing, laughing, and creating memories in this home—a place where joy, peace, and organization come together effortlessly. From the moment you step through the door, it's clear that this isn't just a house; it's the place where your family's story begins, a place where every detail has been thoughtfully crafted to enhance your life and bring you closer to the things that truly matter. Welcome home.**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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











