

71 SUNDOWN Crescent, Cochrane T4C 0H4

A2159778 **Sunset Ridge** 09/17/24 List Price: \$839,900 MLS®#: Area: Listing

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town: Cochrane

Year Built: 2024 Lot Information

Lot Sz Ar: 4,154 sqft Lot Shape:

Access:

Lot Feat: Back Yard, Backs on to Park/Green Space Park Feat:

Double Garage Attached

Abv Saft:

Low Sqft:

Ttl Sqft:

Finished Floor Area

2,067

2,067

2

<u>Layout</u>

DOM

3 (3) Beds: 2.5 (2 1) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air, Natural Gas **Cement Fiber Board, Concrete, Wood Frame**

Flooring:

Ext Feat: None Carpet, Ceramic Tile, Vinyl Plank

> Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator

Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) Int Feat:

Utilities:

Sewer:

Room Information

<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`5" x 12`5"	Dining Room	Main	10`3" x 8`0"
Living Room	Main	16`11" x 11`1"	Office	Main	9`9" x 8`9"
Mud Room	Main	6`3" x 6`0"	Bonus Room	Upper	13`11" x 11`1"
Laundry	Upper	9`10" x 6`8"	Bedroom - Primary	Upper	12`8" x 12`0"
Bedroom	Upper	10`7" x 9`11"	Bedroom	Upper	10`5" x 10`0"
2pc Bathroom	Main	5`4" x 4`9"	4pc Bathroom	Upper	10`4" x 6`2"
5pc Ensuite bath	Upper	9`11" x 9`1"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-LD

Legal Desc: **1812037**

Remarks

Pub Rmks:

Welcome to The Olivia in Sunset Ridge! This home is located in a semi-estate area and is offering the ultimate in functionality. With its 9ft knock down ceilings throughout, OVERSIZED WINDOWS, an OPEN concept and its overall appeal, this home is a dream come true! The kitchen offers ample counter space making it appealing to the chef in your home, with a large ISLAND and flush EATING BAR for the kids to saddle up to and a large and bright dining room with plenty of space to gather with family and friends. If you work from home this home offers a main floor OFFICE/DEN, a spacious second storey BONUS ROOM and tons of BUILT-IN features throughout. Escape to the spa-like owner's retreat where you can relax in your OVERSIZED SHOWER, or take a bath in your SOAKER TUB. The primary suite is also complete with DUAL VANITIES, a WALK-IN CLOSET with custom built ins, and access to second floor laundry. Let's head to the WALKOUT basement where you will be greeted with lots of natural light and quick access to the backyard. The basement is unfinished allowing you to put your final touches on it. Enjoy the sunny outdoors in style with a large open DECK and a nice yard for the family to enjoy! This just may be the house you been waiting for, book your showing today! All Lighting Fixtures Attached

Inclusions:

Property Listed By: **eXp Realty**

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









