



THE
A-TEAM

**RE/MAX
FIRST**

100 SUNRISE Common, Cochrane T4C 0H4

MLS®#: **A2159789** Area: **Sunset Ridge** Listing Date: **08/22/24** List Price: **\$849,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,107 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,079**
 Low Sqft:
 Ttl Sqft: **2,079**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`6" x 12`4"
Living Room	Main	13`11" x 11`1"
Bonus Room	Upper	14`1" x 11`1"
Bedroom - Primary	Upper	12`8" x 11`11"
Bedroom	Upper	10`7" x 9`11"
4pc Bathroom	Upper	10`5" x 6`3"

Room	Level	Dimensions
Dining Room	Main	12`6" x 8`2"
Office	Main	9`9" x 8`10"
Laundry	Upper	9`9" x 6`8"
Bedroom	Upper	10`8" x 9`11"
2pc Bathroom	Main	5`6" x 4`8"
5pc Ensuite bath	Upper	9`11" x 9`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

1812273

Remarks

Pub Rmks: **MOVE IN READY! Welcome to The Olivia in Sunset Ridge! This home is located in a SEMI-ESTATE AREA of Sunset Ridge offering the ultimate in functionality. With its 9ft KNOCK DOWN CEILINGS throughout, OVERSIZED WINDOWS, an OPEN CONCEPT FLOORPLAN 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 BREAKFAST 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 OWNERS RETREAT where you can relax in your TILED 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 UPPER FLOOR LAUNDRY. Let's head to the WALKOUT BASEMENT where you will be greeted with LOTS OF NATURAL LIGHT, with 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 BIG YARD for the family to enjoy! This just may be the house you been waiting for, this one wont last long, BOOK YOUR SHOWING TODAY!**

Inclusions: **All Lighting Fixtures Attached**
Property Listed By: **eXp Realty**

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



