



THE
A-TEAM

**RE/MAX
FIRST**

204 SUNSET Square, Cochrane T4C 0H3

MLS® #: **A2160605** Area: **Sunset Ridge** Listing Date: **08/28/24** List Price: **\$698,500**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,357 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,373**
 Low Sqft:
 Ttl Sqft: **1,373**

DOM

21
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt** Construction: **Stone**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 14`3"	Dining Room	Main	18`2" x 7`11"
Kitchen	Main	16`11" x 14`6"	Office	Main	9`5" x 10`8"
Bedroom - Primary	Main	14`1" x 16`4"	5pc Ensuite bath	Main	14`3" x 12`4"
Walk-In Closet	Main	9`0" x 9`1"	2pc Bathroom	Main	5`11" x 5`8"
Laundry	Main	7`3" x 5`9"	Game Room	Basement	16`5" x 27`6"
Bedroom	Basement	12`10" x 12`7"	3pc Bathroom	Basement	8`5" x 4`11"
Walk-In Closet	Basement	7`7" x 7`11"	Storage	Basement	22`9" x 17`5"

Furnace/Utility Room

Basement

7`8" x 16`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-MX

0710615

Remarks

Pub Rmks:

Welcome to 204 Sunset Square—a charming bungalow nestled in a serene neighborhood. This inviting home has a kitchen with elegant granite countertops, warm maple cabinetry, Black appliances, and a corner pantry. The spacious island, featuring a flat granite top, offers seating for four at the breakfast counter, making it perfect for hosting gatherings. Relax in the cozy living room with a gas fireplace, or step out onto the patio to take in the picturesque views of rolling hills and mountains. The primary bedroom is a retreat of its own, complete with a large walk-in closet and a luxurious 5-piece ensuite that includes dual vanities, a walk-in shower, and a generous soaker tub. On the main floor, you'll also find a bright office with a large window and a convenient laundry room. The finished basement offers a versatile rec room with walkout access to the lower patio, an additional bedroom, and a full bathroom. With a two-car attached garage and included lawn care and snow removal services, this home is truly low-maintenance and perfect for a lock-and-leave lifestyle. Don't miss out on this fantastic community—schedule your personal viewing today. Properties in this area move quickly!

Inclusions:

Property Listed By:

**Alarm system AS IS. Yamaha Sound System Receiver. TV & Soundbar in Primary Bedroom. Desk in Basement
Royal LePage Benchmark**

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