



THE
A-TEAM

**RE/MAX
FIRST**

15 SUNSET Close, Cochrane T4C 0B3

MLS®#: **A2160730** Area: **Sunset Ridge** Listing Date: **08/31/24** List Price: **\$599,000**
 Status: **Active** County: **Rocky View County** Change: **-\$11k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,134 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,804**
 Low Sqft:
 Ttl Sqft: **1,804**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`1" x 11`6"	Bedroom - Primary	Upper	12`0" x 15`7"
Kitchen	Main	12`0" x 14`4"	Bedroom	Upper	11`3" x 11`8"
Living Room	Main	15`6" x 14`10"	Bedroom	Upper	11`10" x 10`8"
Entrance	Main	8`2" x 9`10"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		2pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0514446

Zoning:
R-LD

Remarks

Pub Rmks:

Take a 3D tour of this immaculate home located in a highly convenient and sought-after area of Cochrane! This spacious 3-bedroom, 2.5-bath home offers comfort, style, and plenty of room for your family. As you enter, you're welcomed by beautiful French doors into an open-concept great room featuring a cozy gas fireplace and ceiling fans for year-round comfort. The kitchen is a chef's delight, with granite countertops on the island, additional counters, a walk-in corner pantry, and sunny windows illuminating the spacious dining area. A door off the dining room leads to a patio and landscaped yard, perfect for outdoor entertaining. The upper level boasts stylish light fixtures and three generously sized bedrooms. Two of the bedrooms share a 4-piece bathroom, while the primary bedroom features a walk-in closet and a 4-piece ensuite with a soaker tub and shower stall. The undeveloped basement allows you to create a personalized space to suit your needs. Located in a great family-friendly neighborhood, this home is less than a 5-minute drive to elementary, junior high, and high schools. Additionally, it's less than an 8-minute drive to parks, grocery stores, coffee shops, and restaurants. Enjoy easy access to downtown Calgary, just 40 minutes away, and the Tuscany LRT station, only 20 minutes away. Book your private showing today!

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

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









