



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**53 SUNDOWN Grove, Cochrane T4C 0X5**

MLS® #: **A2160792**

Area: **Sunset Ridge**

Listing Date: **09/12/24**

List Price: **\$985,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **6,802 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,500**  
Low Sqft:  
Ttl Sqft: **2,500**

DOM

**70**

Layout

Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Corner Lot,Creek/River/Stream/Pond,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Street Lighting,Pie Shaped Lot,Views,Waterfront  
Double Garage Attached,Driveway,Front Drive,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 9`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`9" x 13`11"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`1" x 13`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`10" x 12`3"</b>	<b>Office</b>	<b>Basement</b>	<b>12`8" x 7`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`11" x 5`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>21`3" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`2" x 12`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 8`11"</b>

Bedroom  
2pc Bathroom  
4pc Bathroom

Upper  
Main  
Upper

14`11" x 9`8"  
5`5" x 4`10"  
11`1" x 4`11"

Bedroom  
3pc Bathroom  
5pc Ensuite bath

Upper  
Basement  
Upper

12`8" x 11`8"  
12`2" x 4`9"  
13`11" x 13`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1313277

Zoning:  
R-LD

Remarks

Pub Rmks:

**Discover Your Dream Home in Sunset Ridge! Nestled in the picturesque community of Sunset Ridge, this exceptional home is perfectly positioned on a sprawling CORNER LOT, offering breathtaking mountain, pond, and park VIEWS with NO NEIGHBOURS BEHIND you. Imagine waking up to serene, unobstructed views right from your own backyard, which features a fully fenced yard and a DECK designed for perfect outdoor entertaining. The property also boasts a convenient walking path along the side, adding to the charm and accessibility. Step inside to find an interior that blends luxury with functionality. The gourmet kitchen is a chef's dream, featuring QUARTZ countertops, full-height cabinetry, and a WALK-IN PANTRY. The main floor exudes elegance with engineered HARDWOOD flooring and a cozy gas FIREPLACE, creating the perfect ambiance for relaxing evenings. With AIR CONDITIONING and TRIPLE-PANE WINDOWS—enhanced by Hunter Douglas window coverings (some AUTOMATED)—this home is designed for year-round comfort and energy efficiency. Upstairs, you'll find a versatile bonus room that can easily serve as a family room or play area, along with a convenient LAUNDRY ROOM and three generously sized bedrooms. The primary suite is your private sanctuary, complete with an ENSUITE bathroom that includes DOUBLE VANITIES, TWO WALK-IN CLOSETS, and a luxurious SOAKER TUB, providing the perfect retreat after a long day. The FULLY FINISHED WALKOUT basement extends your living space with a fourth bedroom, a bathroom with a tiled stand-up shower, an OFFICE for remote work, and an additional living room that could double as a media room or guest suite. This home in Sunset Ridge offers the perfect blend of luxury, comfort, and stunning natural beauty. Don't miss your chance to make it yours—schedule a viewing today and step into the lifestyle you've always dreamed of!**

Inclusions:  
Property Listed By:

Curtains  
eXp Realty

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









