



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 Detached**
 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

7
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot 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

Park Feat:

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/Bsmnt: **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

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

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: **Curtains**
Property Listed By: **eXp Realty**

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







