

187 SUNSET Heights, Cochrane T4C 0C9

A2160926 **Sunset Ridge** Listing 08/29/24 List Price: **\$750,000** MLS®#: Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town:

2008 Year Built: **Lot Information**

Lot Sz Ar: Lot Shape:

Cochrane

Abv Saft: Low Sqft:

7,221 sqft Ttl Sqft:

Finished Floor Area

1,691

1,691

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

20

Ttl Park: 4 Garage Sz: 2

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Back Yard Lot Feat:

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Sewer:

Ext Feat: Balcony, BBQ gas line **Vinyl Siding**

Flooring:

Fnd/Bsmt:

Carpet, Vinyl Plank Water Source:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings Int Feat:

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>
2pc Bathroom	Main	5`1" x 7`0"	Dining Room	Main	12`5" x 15`10"
Foyer	Main	15`1" x 7`0"	Kitchen	Main	12`7" x 10`0"
Living Room	Main	14`0" x 12`0"	3pc Bathroom	Upper	5`11" x 8`6"
4pc Ensuite bath	Upper	8`7" x 10`7"	Bedroom	Upper	12`6" x 11`6"
Bedroom	Upper	9`0" x 9`2"	Family Room	Upper	12`11" x 14`6"

Bedroom - Primary Bedroom **Game Room**

Upper Basement Basement 12`0" x 14`0" 9'3" x 10'3" 13`10" x 22`5"

3pc Bathroom Laundry Furnace/Utility Room Legal/Tax/Financial

Basement Basement Basement 9`3" x 4`11" 7`1" x 4`11" 9'3" x 13'6"

Title: Fee Simple Zoning: R-LD

Legal Desc: 0614690

Remarks

Pub Rmks:

Welcome to this RARE OPPORTUNITY with a 51' wide front vard, this stunning 4-bedroom, 3.5-bathroom home on a WALKOUT OVERSIZED lot, nestled in the highly sought-after community of Sunset Ridge in Cochrane. This immaculately maintained residence has a host of impressive upgrades that you have to see to truly appreciate! Walking in, you'll be amazed by all of the brand new renovations. Nothing was overlooked. NEW KITCHEN, NEW APPLIANCES, NEW FLOORING THROUGHOUT, NEW PAINT, NEW BATHROOMS, this one is move in ready! This home includes a conveniently placed fover that seamlessly transitions into the expansive open-concept living area. The kitchen, an entertainer's dream, features a large island, sleek stainless steel appliances, and abundant storage space. making it an ideal spot for hosting gatherings and preparing meals for growing families. The living and dining rooms enhance the open feel, ensuring that entertaining friends and family is a breeze. A charming balcony just off the living room provides the perfect setting for barbecues and outdoor relaxation on warm summer nights. Upstairs, you'll discover a spacious family room that's perfect for cozy movie nights and family fun. The primary bedroom serves as a personal retreat, featuring large windows with stunning mountain views that invite natural light, a generously sized walk-in closet, and a relaxing 4-piece ensuite bathroom that offers a tranquil escape. Additionally, this level includes two more well-sized bedrooms and another 3-piece bathroom, providing ample space for the whole family. The fully finished WALKOUT basement is a true highlight, featuring a large recreation room with an electric fireplace—ideal for unwinding or entertaining. You'll also find a comfortable bedroom, a large 3-piece bathroom with a modern glass and tile shower, and a convenient laundry room that makes household chores a breeze. Step outside to the concrete patio and be welcomed by an expansive south facing backyard, a gardener's dream with beautiful views of the mountains that is perfect for enjoying sunny days and outdoor activities. Don't forget the HEATED GARAGE keeping your vehicles and toys warm in the winter. Situated in the picturesque community of Sunset Ridge, a master planned community with Mountain Views, this beautiful home is close to prestigious schools, shopping centers, and a variety of restaurants. Cochrane is renowned for its stunning views and scenic walking paths, making this residence an ideal choice for growing families. Don't miss out on this incredible opportunity to call Cochrane home. Schedule your showing today and experience all that this exceptional property has to offer!

Inclusions: Property Listed By: Garage Heater, Shed

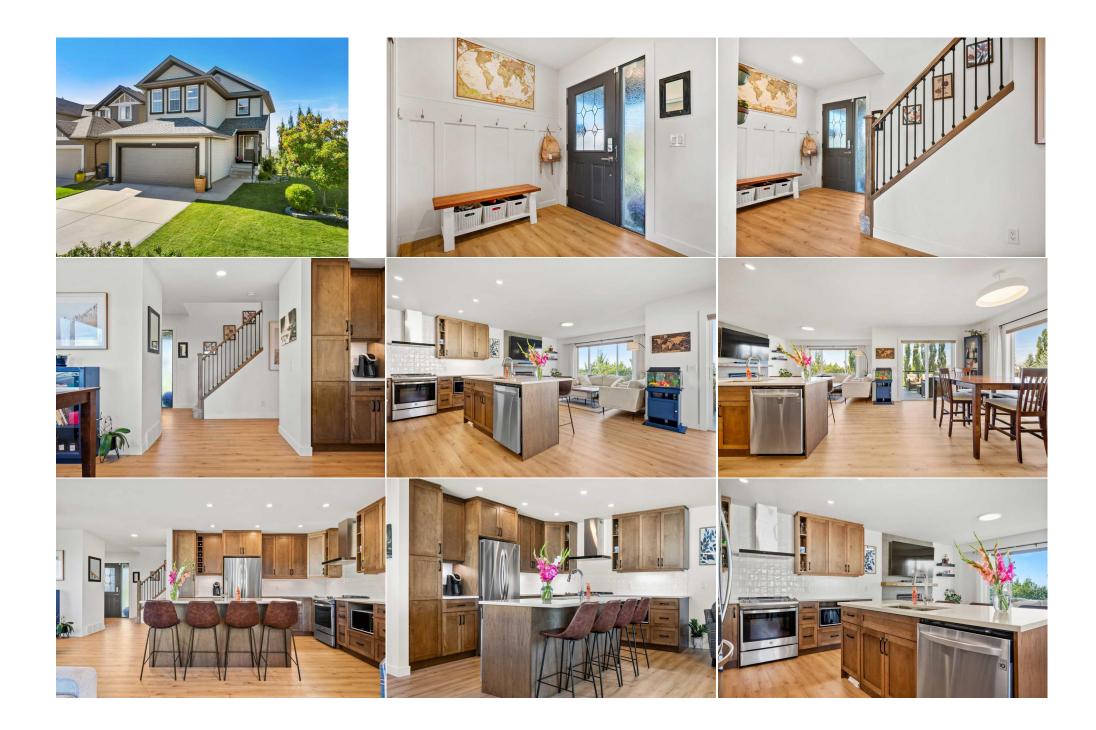
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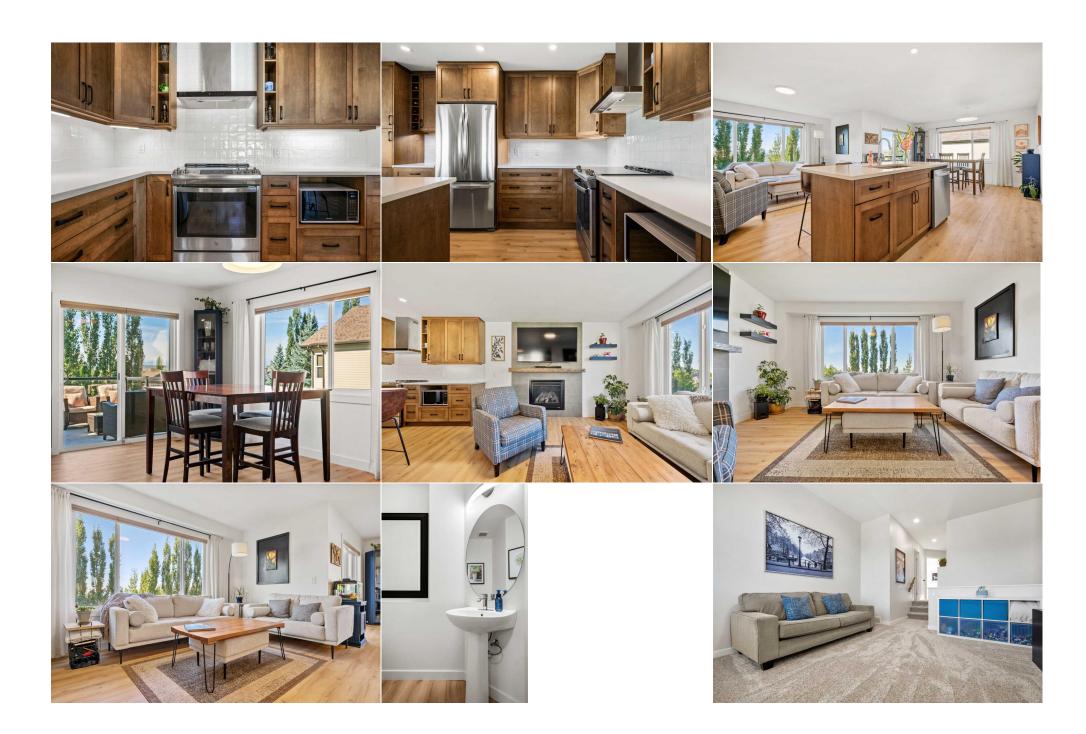
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

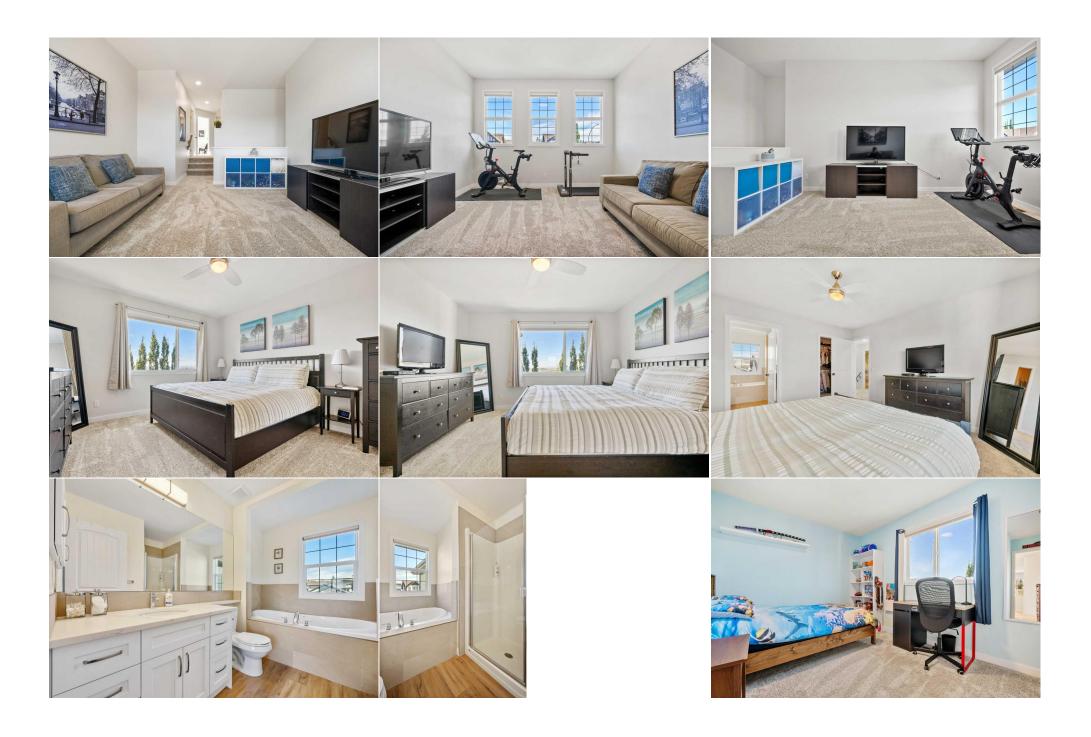


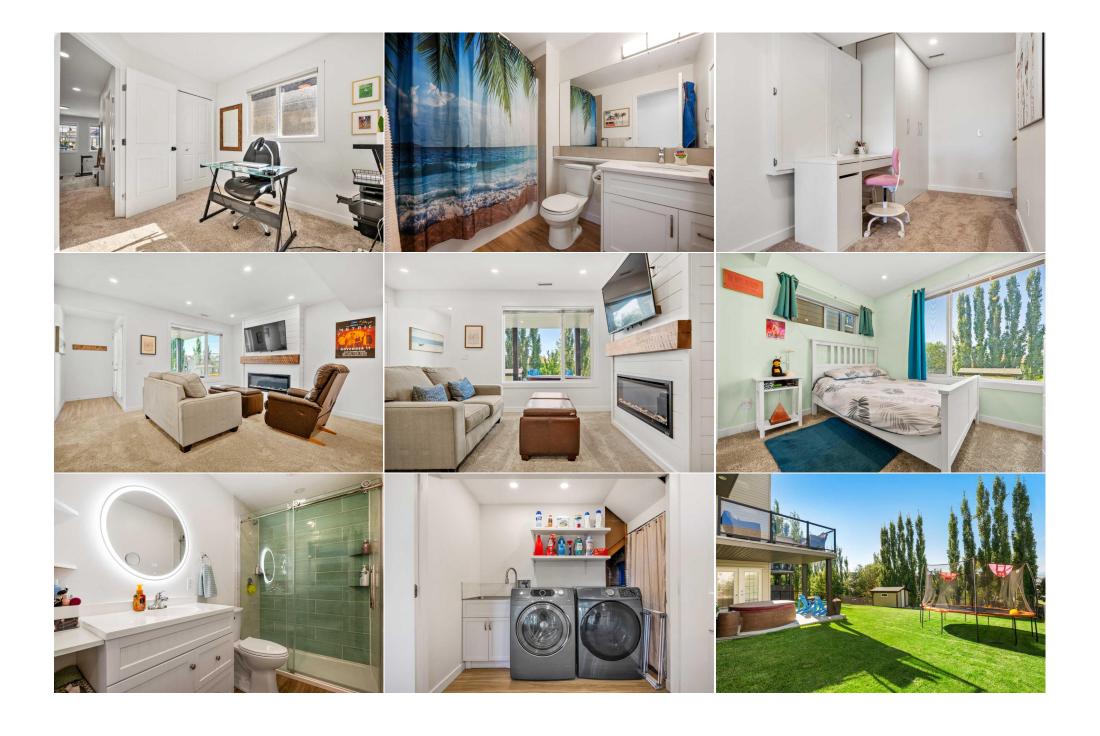
















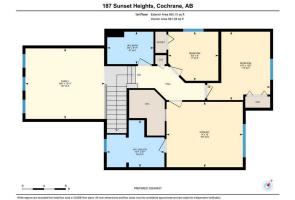


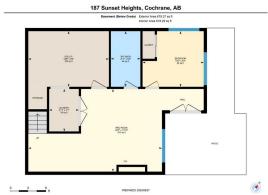












While regions are excluded from total foor area in IGUIDE foor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.