



THE
A-TEAM

**RE/MAX
FIRST**

187 SUNSET Heights, Cochrane T4C 0C9

MLS®#: **A2160926** Area: **Sunset Ridge** Listing Date: **08/29/24** List Price: **\$750,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2008** Abv Sqft: **1,691**
Lot Information Low Sqft:
 Lot Sz Ar: **7,221 sqft** Ttl Sqft: **1,691**
 Lot Shape:

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **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

Room	Level	Dimensions	Room	Level	Dimensions
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

Basement
Basement
Basement

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0614690

Remarks

Pub Rmks:

Welcome to this RARE OPPORTUNITY with a 51' wide front yard, 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 foyer 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!

Garage Heater, Shed
eXp Realty

Inclusions:
Property Listed By:

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













187 Sunset Heights, Cochrane, AB

Main Floor
 Exterior Area 731.18 sq ft
 Interior Area 688.01 sq ft
 Excluded Area 451.73 sq ft



0 5 10 ft

PREPARED: 2024/05/27



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

187 Sunset Heights, Cochrane, AB

1st Floor
 Exterior Area 360.35 sq ft
 Interior Area 881.28 sq ft



0 4 8 ft

PREPARED: 2024/05/27



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187 Sunset Heights, Cochrane, AB

Basement (Below Grade) Exterior Area 678.37 sq ft
Interior Area 618.29 sq ft



PREPARED: 2004/02/07



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