



THE
A-TEAM

**RE/MAX
FIRST**

16 SUNSET Close, Cochrane T4C0B3

MLS®#: **A2164024** Area: **Sunset Ridge** Listing Date: **09/10/24** List Price: **\$785,000**
 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: **2006** Abv Sqft: **2,463**
Lot Information Low Sqft:
 Lot Sz Ar: **4,585 sqft** Ttl Sqft: **2,463**
 Lot Shape: **11 Metres x 34 Metres**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Electric Range,Garage Control(s),Garburator,Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 2`10"
Dining Room	Main	14`4" x 9`8"
Laundry	Main	8`9" x 101`8"
Office	Main	9`3" x 9`8"
4pc Bathroom	Second	9`10" x 4`11"
Bedroom	Second	12`9" x 9`10"
Bonus Room	Second	18`10" x 13`4"

Room	Level	Dimensions
Breakfast Nook	Main	11`11" x 9`0"
Kitchen	Main	14`6" x 12`10"
Living Room	Main	14`6" x 12`10"
Pantry	Main	6`1" x 9`7"
5pc Ensuite bath	Second	13`2" x 10`8"
Bedroom	Second	12`4" x 11`1"
Walk-In Closet	Second	9`10" x 5`1"

**4pc Bathroom
Game Room**

**Basement
Basement**

**8`0" x 4`11"
27`9" x 22`8"**

**Bedroom
Bedroom - Primary**
Legal/Tax/Financial

**Basement
Second**

**14`11" x 10`4"
21`11" x 16`2"**

Title:
Fee Simple
Legal Desc:

0514446

Zoning:
R-LD

Remarks

Pub Rmks:

This featured home is designed with the growing family in mind, providing ample space and comfort. This home does not back onto a neighbors yard. Boasting a sitting living room area, a bonus room, and a recreational room which allows for endless opportunities to create family memories, and ensures everyone has their own space to unwind and enjoy life comfortably. The fourth bedrooms, makes for a great guest room. Finished from top to bottom, with over 3500 sq ft of living space, this home is move-in ready, making it easy to start your new chapter in this inviting and well-appointed living space. Located in Sunset Ridge, which is a picturesque community that perfectly blends natural beauty with family-friendly living. With its stunning mountain views and expansive blue skies, this neighborhood offers a serene backdrop for daily life. The miles and miles of pathways, along with the many playgrounds, and the close proximity to schools make this area a must for growing families. View the features page in the photos that lists all the features of this fine home.

Inclusions:
Property Listed By:

**Pool Table , Treadmill (in basement) , Refrigerator in the garage included
Century 21 PowerRealty.ca**

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



Spacious home with many features

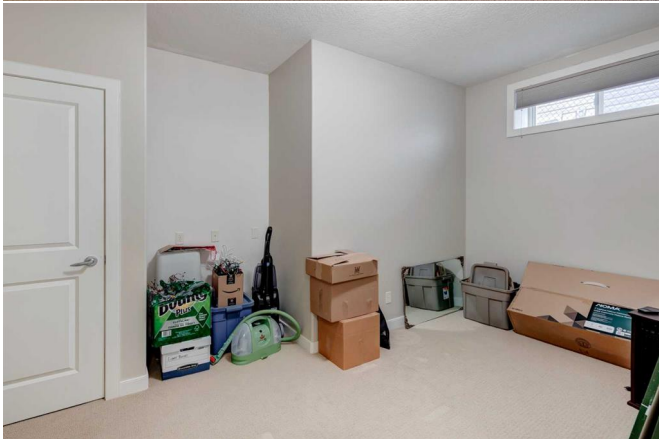
- Over 3500 sq ft of living space
- All floors completely finished
- Living room, bonus room, recreation room
- High ceilings in the grand entry way
- Crown molding ceilings in the Kitchen & Dining room
- Lights under Kitchen cabinets
- Garage with in floor heating
- Basement with in floor heating
- Office with built in's to the ceiling
- Oversized walk-through Pantry
 - Sink in laundry area
 - Custom blinds throughout
 - No neighbors behind
 - 4 bedrooms
- Ensuite jettied soaker tub & stand-alone shower
 - Pool table & Treadmill
 - Garden shed













16 Sunset Ct, Cochrane, AB

Main Floor Exterior Area 1188.26 sq ft
Interior Area 1105.39 sq ft
Excluded Area 426.79 sq ft



0 5 10

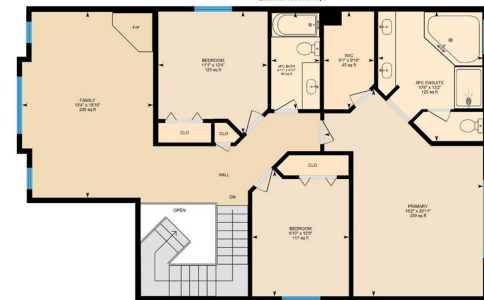
PREPARED: 2024/4/23



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

16 Sunset Ct, Cochrane, AB

2nd Floor Exterior Area 1275.72 sq ft
Interior Area 1192.22 sq ft
Excluded Area 30.24 sq ft



0 5 10

PREPARED: 2024/4/23



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

16 Sunset Ct, Cochrane, AB

Basement (Below Grade) Exterior Area 1195.84 sq ft
Interior Area 1043.89 sq ft



PREPARED 2024/02/20



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