



THE
A-TEAM

**RE/MAX
FIRST**

28 SUNSET Manor, Cochrane T4C 0N2

MLS®#: **A2164371** Area: **Sunset Ridge** Listing Date: **09/09/24** List Price: **\$1,050,000**
 Status: **Active** County: **Rocky View County** Change: **-\$50k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,327 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,642**
 Low Sqft:
 Ttl Sqft: **2,642**

DOM

85
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`8"
Dining Room	Main	13`5" x 9`11"
Kitchen	Main	14`2" x 11`7"
Living Room	Main	14`10" x 29`1"
5pc Ensuite bath	Second	14`0" x 13`6"
Bedroom	Second	16`0" x 10`1"

Room	Level	Dimensions
Breakfast Nook	Main	14`2" x 10`1"
Foyer	Main	14`5" x 7`9"
Laundry	Main	8`4" x 8`6"
4pc Bathroom	Second	8`4" x 5`5"
Bedroom	Second	15`11" x 10`0"
Bonus Room	Second	20`11" x 12`2"

Bedroom - Primary	Second	14`6" x 16`1"	4pc Bathroom	Lower	8`8" x 6`4"
Bedroom	Lower	13`5" x 11`5"	Kitchenette	Lower	13`11" x 6`0"
Family Room	Lower	27`7" x 26`2"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1112901

Zoning: R-MX

Remarks

Pub Rmks: **Welcome to this meticulously maintained, former JAYMAN SHOWHOME, in the serene Sunset Ridge community of Cochrane. Featuring spectacular views of the POND, the RIDGE, and the MOUNTAINS, you won't want to miss! The property is within walking distance of a playground, K-8 school, sports fields, and scenic walking and biking paths, making it a perfect choice for families seeking a balanced lifestyle. Spanning over 3700 square feet, this open-concept home has been lovingly cared for by its original owner. The SOUTHERN EXPOSURE fills the interior with abundant sunlight throughout the day, allowing for optimal natural light and passive solar heating. Upon entering, you are greeted by a grand entrance adorned with an elegant chandelier, setting the tone for the home's refined yet welcoming ambiance. At the heart of the home is a GOURMET KITCHEN, a dream for any culinary enthusiast. It features a striking WATERFALL GRANITE ISLAND and is equipped with high-end KitchenAid stainless steel appliances, including a GAS COOKTOP. An in-sink garburator adds convenience, while excellent task lighting and a cozy breakfast nook overlooking the tranquil pond elevate the kitchen's charm. The main floor also has a formal dining room, which offers an elegant space for entertaining guests or enjoying family meals. The home is tastefully appointed with CUSTOM HUNTER-DOUGLAS WINDOW TREATMENTS and numerous UPGRADED LIGHTING FIXTURES, adding a touch of sophistication throughout. The garage has been fully finished, complete with pot lights and a ceiling fan, creating a functional and comfortable workspace. The FULLY-DEVELOPED WALKOUT basement offers HEATED FLOORS, a spacious recreation area, a fourth bedroom, and a full bathroom. In-ceiling speakers enhance the entertainment experience, while a TWO-WAY FIREPLACE adds warmth and ambiance, making it a cozy spot for family gatherings. The basement also includes a classy WET BAR area. Upstairs, the luxurious master suite provides a private retreat, complete with large walk-in closets and a SPA-LIKE 5-PIECE ENSUITE BATH. The ensuite is beautifully designed with dual vanities, a large soaker tub, a separate shower, HEATED FLOORS, and ON-DEMAND HOT WATER for the ultimate comfort. The upper level also includes two additional spacious bedrooms and a MASSIVE BONUS ROOM, offering plenty of space for various family needs. SMART TECHNOLOGY is seamlessly integrated into the home, with smart wiring for alarm systems, phone, and Wi-Fi, and Category 5 cabling supporting two networks. Outside, the property is clad in low-maintenance HARDIBOARD and includes an UNDERGROUND SPRINKLER SYSTEM to keep the yard lush and green. The lower walk-out patio features a two-way fireplace, perfect for relaxing outdoors. This exceptional home effortlessly combines luxury, functionality, and style. Located in the highly sought-after Sunset Ridge community, it is the perfect family residence for those seeking comfort, convenience, and timeless appeal. Book a showing today!**

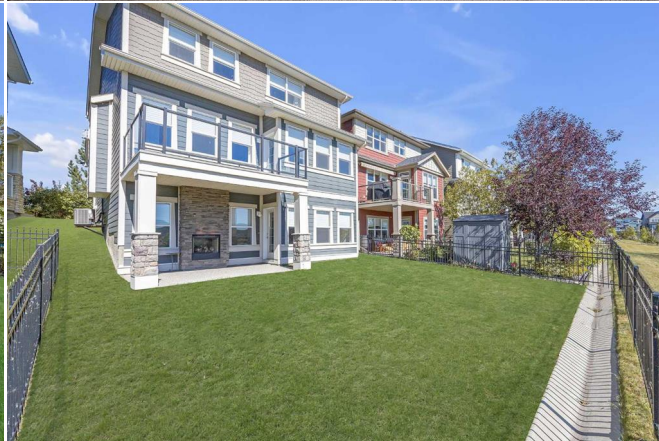
Inclusions: T.V. Mount
 Property Listed By: CIR Realty

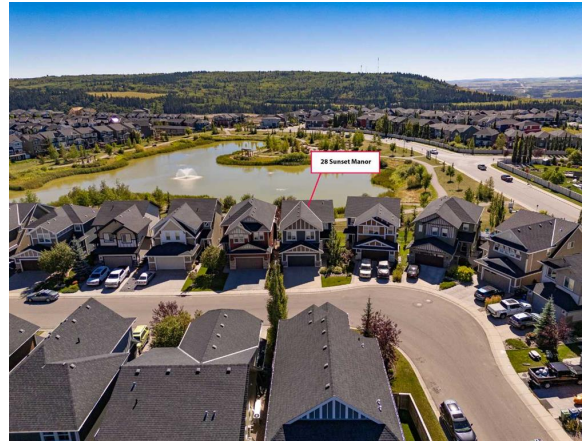
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











28 Sunset Manor, Cochrane, AB

2nd Floor Exterior Area 1428.64 sq ft
Excluded Area 85.94 sq ft



PREPARED: 2024/05/07

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

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Basement (Below Grade) Exterior Area 1130.30 sq ft



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Main Floor Exterior Area 2214.08 sq ft
Excluded Area 455.01 sq ft



PREPARED: 2024/05/07

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