



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**83 SUNDOWN Way, Cochrane T4C 2M4**

MLS®#: **A2164738** Area: **Sunset Ridge** Listing Date: **09/10/24** List Price: **\$899,900**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **4,617 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,414**  
 Low Sqft:  
 Ttl Sqft: **2,414**

DOM

**9**  
Layout  
 Beds: **5 (4 1 )**  
 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,Fruit Trees/Shrub(s),Front Yard,Lawn,No Neighbours Behind,Landscaped,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Composite Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),WaterSense Fixture(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>16`9" x 17`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>42`8" x 32`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>31`2" x 52`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>50`10" x 46`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>26`7" x 18`8"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>26`7" x 26`3"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>44`3" x 37`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>30`2" x 50`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>31`6" x 44`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>38`9" x 37`1"</b>
<b>Family Room</b>	<b>Second</b>	<b>38`9" x 43`0"</b>	<b>Laundry</b>	<b>Second</b>	<b>26`7" x 21`8"</b>

Bedroom - Primary  
Bedroom  
Furnace/Utility Room

Second  
Basement  
Basement

36`9" x 49`10"  
36`5" x 33`2"  
32`10" x 63`8"

4pc Bathroom  
Game Room

Basement  
Basement

28`10" x 13`6"  
78`1" x 56`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**

**1412251**

Remarks

Pub Rmks:

**This stunning 4+1-bedroom home with a finished, walkout basement is a must see! Imagine no neighbours behind you, and stepping right out onto the Walking Path system that leads you to the Community Pond, Playgrounds and the Outdoor Fitness Park. This home offers 3,350 square feet of developed living space and is loaded with upgrades. You'll enjoy the recently installed air conditioning, and the oversized, triple-pane windows letting in an abundance of natural light. As soon as you step inside, the Shiplap Wainscoting in the large Foyer invites you into this bright, open-concept home boasting 9-foot ceilings on the main floor and basement and the textured ceilings throughout the home compliment the gorgeous Kitchen. The Kitchen is a chef's dream with an enormous Granite Island, Gas Cooktop, full-height cabinets, large Pantry, Central Vac sweep inlet, and more storage than you can imagine. The Living Room showcases a Gas Fireplace with a stone surround and shiplap to the ceiling, tying the whole main floor together masterfully. This home is truly an entertainer's dream. The main floor also features a built-in desk/workspace, a large mudroom with locker-style shelving and an oversized walk-in closet. The mudroom leads you to the oversized garage with very high ceilings, built-in shelving and enough room to park 2 pickup trucks inside. On the second floor, you'll walk into the enormous Bonus Room at the top of the stairs, separating the Primary Bedroom from the additional 3-bedrooms at the front of the house. The Primary Bedroom offers beautiful mountain views and the Ensuite boasts 2 walk-in-closets with an incredible amount of storage. Your Laundry Room is conveniently located on the second floor and offers a sink and even more storage. The other 3 bedrooms are large and bright with deep, wide closets. The Full Bathroom has 2 sinks so your family can get ready at the same time. The lowest level offers a fifth Bedroom, Full Bathroom, and a massive living space, wired for surround sound speakers. Walk right out onto your stunning Stamped Concrete Patio, which wraps around the side of your new home with steps up to the front of the house. The massive rear Deck off the second storey spans the entire width of the house and comes complete with a BBQ Gas Line and stairs down to the beautifully landscaped backyard, featuring tall Aspens and fruit trees. Don't miss your opportunity to own this fantastic home in Sunset Ridge!**

Inclusions:  
Property Listed By:

**Rolling blinds & shutters on windows, existing light fixtures  
CIR Realty**

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

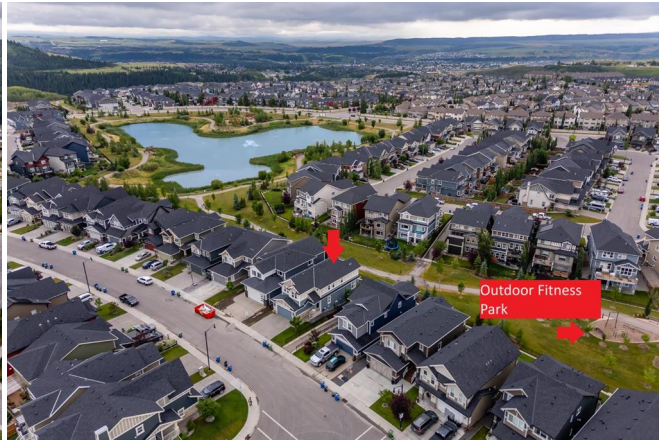












Outdoor Fitness Park