



THE
A-TEAM

**RE/MAX
FIRST**

140 SUNSET Point, Cochrane T4C0K8

MLS®#: **A2164748** Area: **Sunset Ridge** Listing Date: **09/11/24** List Price: **\$529,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **2,278 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,549**
 Low Sqft:
 Ttl Sqft: **1,549**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Environmental Reserve,Lawn,Landscaped,Treed**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	19`0" x 9`10"
Kitchen	Main	12`9" x 11`11"	Living Room	Main	18`7" x 15`10"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`4" x 11`8"	Bedroom	Upper	9`3" x 12`9"
Bedroom - Primary	Upper	17`5" x 11`8"	Storage	Lower	6`9" x 22`1"

Legal/Tax/Financial

Condo Fee:
\$276

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **0811101**

Remarks

Pub Rmks: ****OPEN HOUSE 1-3p Sunday Sep 22** This modern 3-bedroom townhouse with over 1650 sq ft of developed space is a sleek blend of contemporary design and comfort, seamlessly integrated with nature. Nestled against a lush green space, the home offers privacy and a serene backdrop of mature trees in the distance and manicured lawns. The exterior features clean lines, expansive windows, and a neutral color palette, blending effortlessly with its surroundings. Upon entering, you're greeted by a spacious entrance, large storage area and a fully finished "heated" 2 car garage in tandem. Ascending to the main floor you have not one, but two decks ensuring maximum light and views. The open concept living area has a cozy fireplace and over looks the expansive green space giving privacy. Patio doors open to the back bbq deck with direct access to the outdoor space becoming an extension of your home. The heart of this home is the gorgeous yet functional kitchen outfitted with upgraded stainless steel appliances including a modern hoodfan, granite countertops, a massive island, cabinetry with custom storage solutions and floor to ceiling tower cabinets with pull outs. Your dining experience will be taken to new levels as you cook gourmet meals and present your masterpieces on your own oversized dining table which the space can accommodate. Natural light floods the space through large floor-to-ceiling windows that provide uninterrupted southern sunshine and views to the West off the front deck of the beautiful Rocky Mountains, lush Ravines, quiet pathway systems and reflecting ponds. Upstairs, the primary suite boasts views overlooking the green space, an elegant ensuite and a walk-in closet. The additional two bedrooms are well-sized with ample closet space both over looking green space and share a modern bathroom with contemporary finishes. All 3 bedrooms have direct access to the upper floor laundry making it easy for everyone! This immaculately kept home promotes a seamless connection between indoor living and nature, relaxation, peacefulness and perfect for anyone who enjoys time in nature without sacrificing modern conveniences. #doinglifetogether**

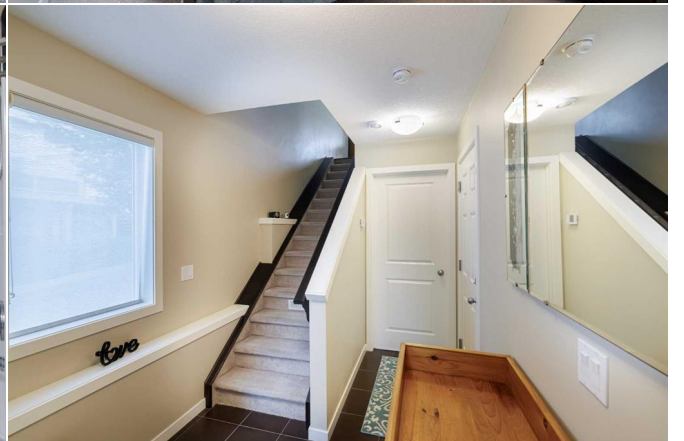
Inclusions:
Property Listed By: **Garage heater
RE/MAX First**

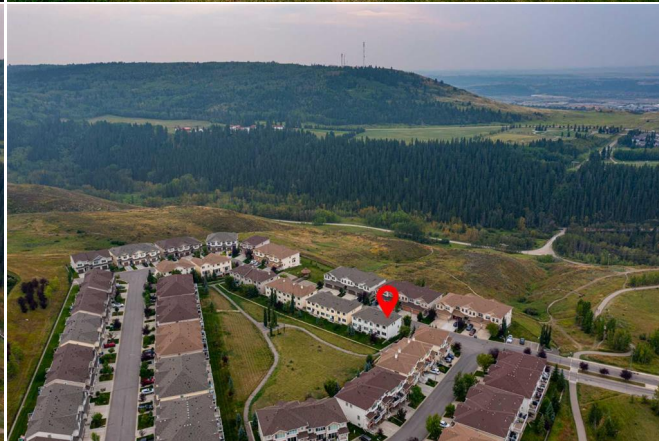
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







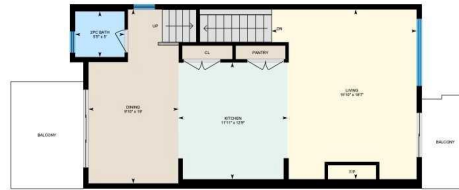






140 Sunset Point, Cochrane, AB

Main Floor Exterior Area 743.21 sq ft



PREPARED: 2024/09/10



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

140 Sunset Point, Cochrane, AB

2nd Floor Exterior Area 805.82 sq ft



PREPARED: 2024/09/10



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

140 Sunset Point, Cochrane, AB

1st Floor (Below Ground) Exterior Area 402.21 sq ft
Excluded Area 425.57 sq ft



PREPARED: 2024/09/10



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