



THE
A-TEAM

**RE/MAX
FIRST**

101 SUNRISE Heath, Cochrane T4C 3C5

MLS® #: **A2164760**

Area: **Sunset Ridge**

Listing Date: **09/10/24**

List Price: **\$679,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,796 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,904**
Low Sqft:
Ttl Sqft: **1,904**

DOM

9

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator**
Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|---------------------|--------------|----------------------|
| Bedroom - Primary | Upper | 13`0" x 14`11" | Bedroom | Upper | 9`4" x 11`0" |
| Bedroom | Upper | 9`5" x 10`2" | Loft | Upper | 13`0" x 18`2" |
| 2pc Bathroom | Main | | 4pc Bathroom | Upper | |
| 5pc Ensuite bath | Upper | | Nook | Main | 10`6" x 9`11" |
| Great Room | Main | 15`6" x 15`6" | | | |

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2210972

Remarks

Pub Rmks: **Exceptional Value! __ Quick Possession!__ Brand New Built Home... by Douglas Homes Master Builder. Featuring the Grand Valley Model with a West Facing Backyard. This Grand and Very Bright 3 Bedroom home is an excellent value opportunity for your family in this market. With Lots of Upgrades just waiting for you. Open Layout with 9' ceilings on the Main Floor and 8-foot doors to complement, Large Windows, Beautiful Engineered Hardwood on the Main Floor, Bright and Spacious Dining Area, a Beautiful Builder's Grade Appliance Package, Gorgeous Quartz Counter Tops through out, Stylishly Warm and Cozy Electric Fireplace. Deluxe Primary Ensuite comes with a Large Walk-in Closet, Double Sinks, Large soaker tub and a Large shower with glass door. This floor plan is one of our Most Popular model in Sunset Ridge. If you are looking to find that Perfect Fit home for your growing family, this Beautiful and Elegant home is the one! Go see it today...Our Gorgeous Homes Tend To Sell Fast...Hurry. If you have a young family... Rancheview K-8 School is just a few blocks away and the St. Timothy High School is at the south end of Sunset Ridge, just a few minutes drive away. The future community centre and a third school, once done, will only be a short walking distance. Escaping into the mountains is about 40-45 minutes away on the scenic road. Driving back to the City of Calgary is only about 30 minutes and to your nearest Costco as well and around 45 minutes to the airport. ***The Interior Pictures are from our Grand Valley Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here. (Attention fellow agents: Please read the private remarks.)**

Inclusions:
Property Listed By: **None**
Sather Real Estate Pro Brokers Ltd.

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





