



THE
A-TEAM

**RE/MAX
FIRST**

47 SUNSET Terrace, Cochrane T4C0G1

MLS®#: **A2165190** Area: **Sunset Ridge** Listing Date: **09/09/24** List Price: **\$749,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,129 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,064**
 Low Sqft:
 Ttl Sqft: **2,064**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Few Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Garden, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	11`1" x 10`10"	Bedroom	Second	10`8" x 10`7"
4pc Bathroom	Second	4`10" x 7`4"	Bedroom - Primary	Second	14`5" x 15`11"
5pc Ensuite bath	Second	8`11" x 10`6"	Family Room	Second	17`11" x 10`11"
Living Room	Main	16`4" x 15`0"	Living Room	Main	18`1" x 13`8"
Kitchen	Main	11`10" x 13`4"	Dining Room	Main	10`4" x 13`4"
2pc Bathroom	Main	6`6" x 5`2"	Laundry	Main	10`10" x 5`7"
Bedroom	Basement	9`10" x 15`3"	3pc Bathroom	Basement	5`3" x 9`9"

Game Room
Kitchenette

Basement
Basement

11`5" x 13`1"
16`10" x 12`6"

Dining Room
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

6`8" x 13`1"
14`7" x 6`3"

Title:
Fee Simple
Legal Desc:

0810726

Zoning:
R-LD

Remarks

Pub Rmks:

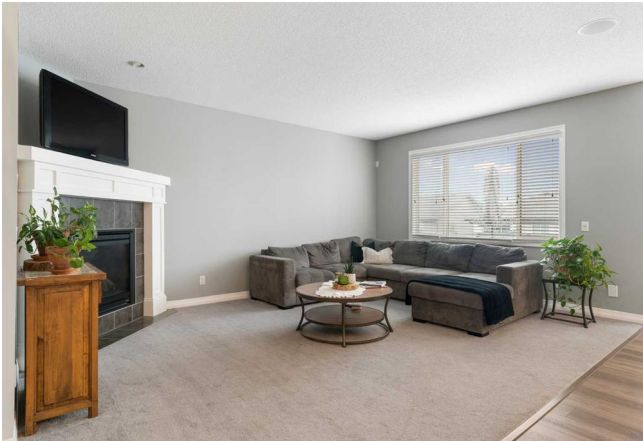
*****OPEN HOUSE THIS SUNDAY, SEPTEMBER 22ND FROM 11AM-2PM*** Discover this exquisite home nestled in the charming Sunset Ridge community! With standout features like a FULLY FINISHED WALKOUT BASEMENT, a southwest-facing backyard that enjoys sunlight all day, and both upper and lower decks ideal for entertaining, this property truly shines. Step inside to find an open floor plan highlighted by a spacious office area. The kitchen is a chef's delight, equipped with stainless steel appliances and a large island perfect for meal prep and casual dining. The living room is enhanced by a cozy fireplace with a beautiful wood mantle, and the expansive balcony comfortably accommodates both a barbecue and patio set for outdoor enjoyment. Upstairs, a versatile bonus room offers ample space for a kids' play area or a home theatre. The three bedrooms are well-sized, and the master suite features a luxurious ensuite bathroom with dual sinks, a tub, and a separate shower. Master bedroom comes with stunning MOUNTAIN VIEWS! The custom finished basement adds extra appeal with a roomy living area, a functional kitchen space, an additional bedroom, and a full bathroom. This home is perfect for a growing family or anyone seeking potential rental income. Don't miss out on this exceptional opportunity—come see it for yourself today!**

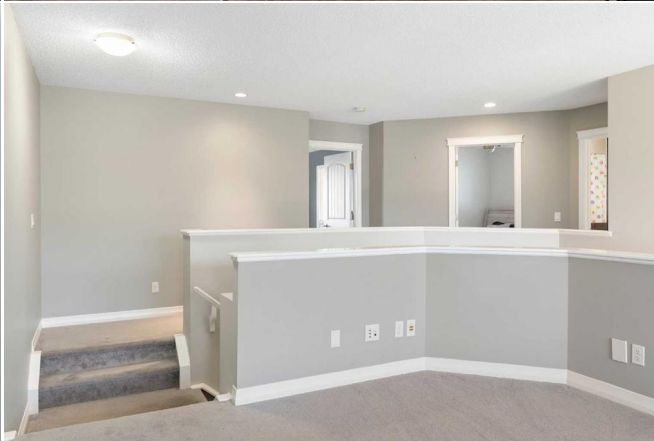
Inclusions:
Property Listed By:

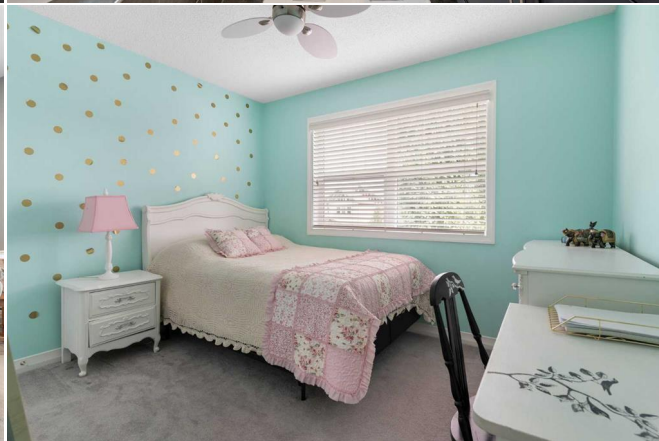
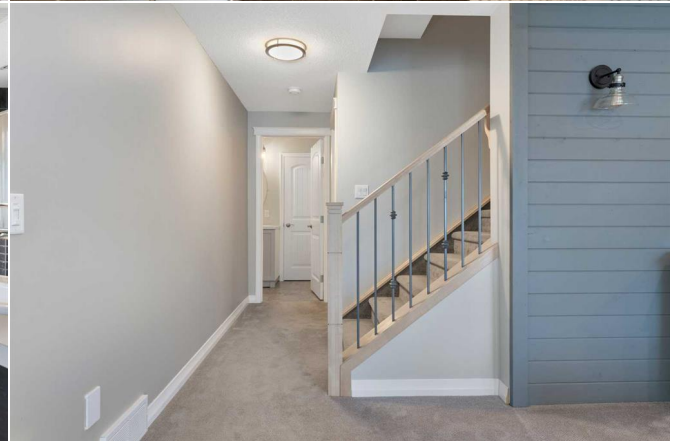
None
Royal LePage Benchmark

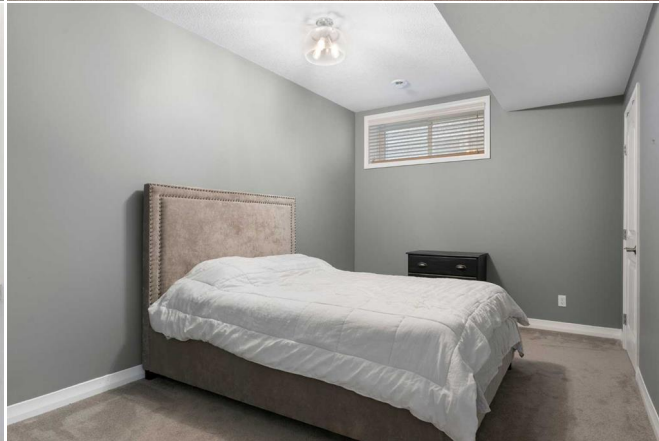
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

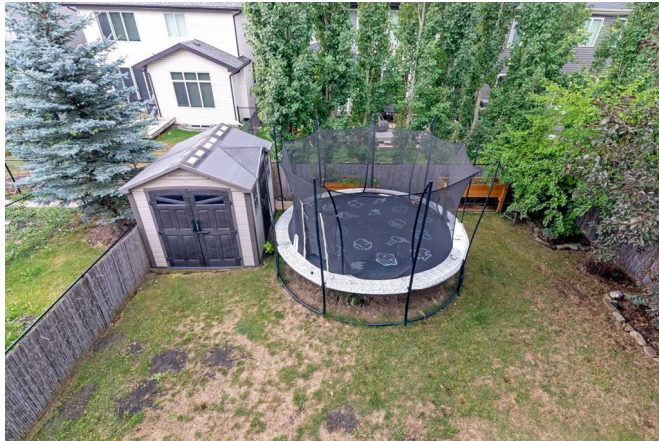






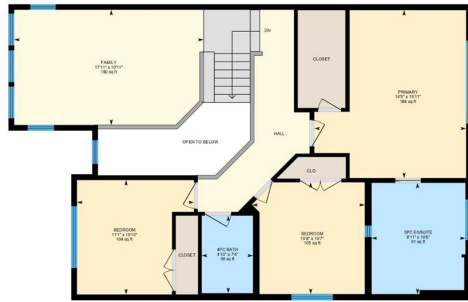






47 Sunset Terrace, Cochrane, AB

2nd Floor Exterior Area 1002.50 sq ft
Excluded Area 71.00 sq ft



0 4 8 ft PREPARED: 2024/09/12

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.

47 Sunset Terrace, Cochrane, AB

Basement (Below Grade) Exterior Area 951.14 sq ft



0 3 6 ft PREPARED: 2024/09/12

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.

47 Sunset Terrace, Cochrane, AB

Main Floor Exterior Area 1214.27 sq ft
Excluded Area 406.69 sq ft



0 5 10 ft PREPARED: 2024/09/12

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.

47 Sunset Terrace, Cochrane, AB

Main Building, Total Exterior Area Above Grade 2054.17 sq ft



0 5 10 ft PREPARED: 2024/09/12

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.