



THE
A-TEAM

**RE/MAX
FIRST**

47 SUNSET Terrace, Cochrane T4C0G1

MLS®#: **A2165190** Area: **Sunset Ridge** Listing Date: **09/09/24** List Price: **\$729,900**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 03-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,064**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,129 sqft** Ttl Sqft: **2,064**
 Lot Shape:

DOM

73
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** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Laminate**
 Sewer: **Balcony, Garden, Storage** Water Source:
 Ext Feat: **Balcony, Garden, Storage** 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:

Zoning:
R-LD

0810726

Remarks

Pub Rmks:

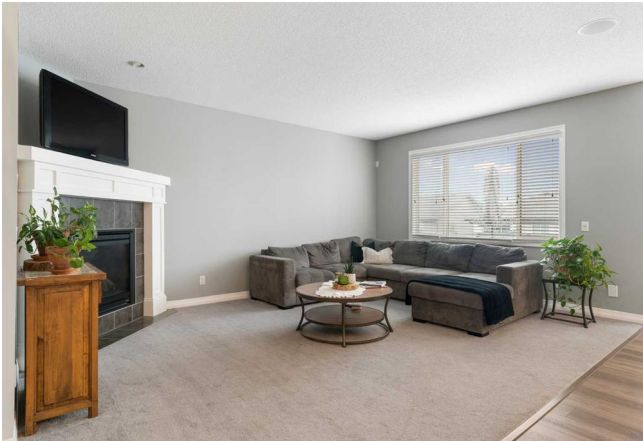
Discover this exquisite home nestled in the charming Sunset Ridge community! With standout features like a FULLY FINISHED WALKOUT BASEMENT, a southwest-facing backyard that enjoys sunlight all day, and both upper and lower decks ideal for entertaining, this property truly shines. Step inside to find 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!

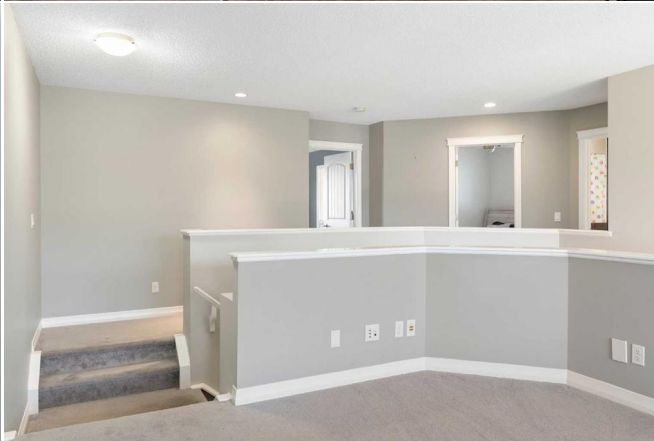
Inclusions:
Property Listed By:

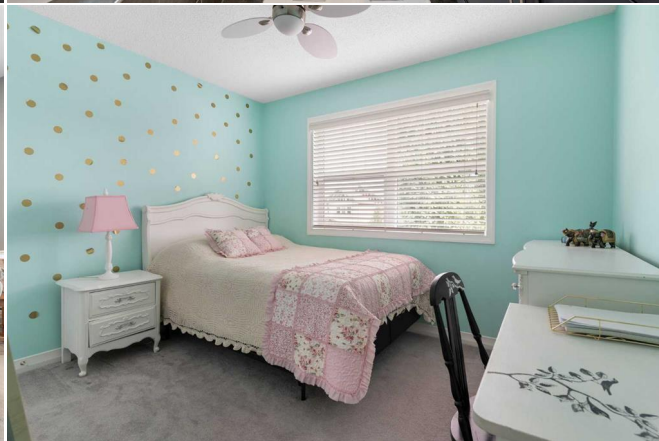
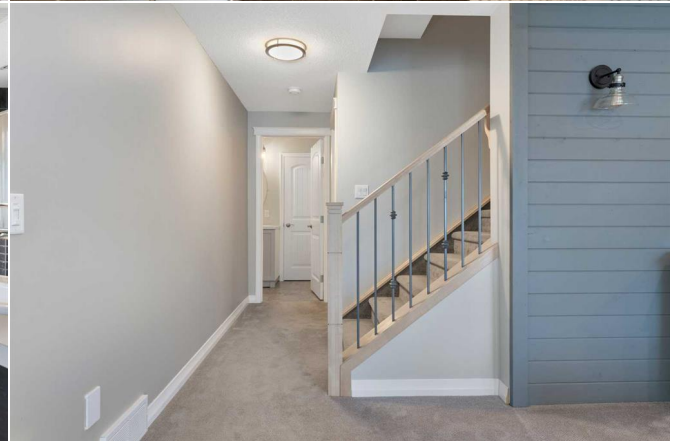
None
Royal LePage Benchmark

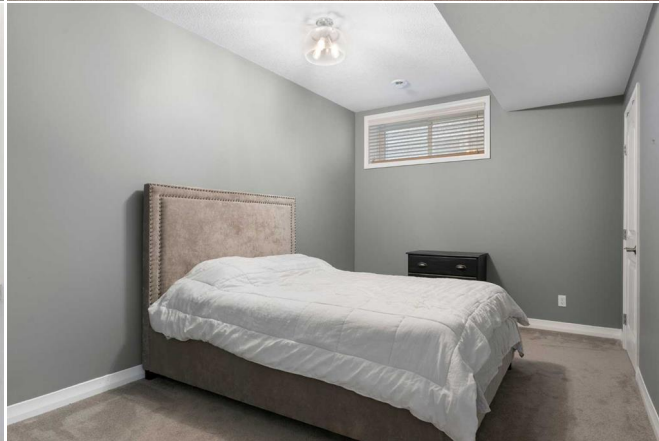
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

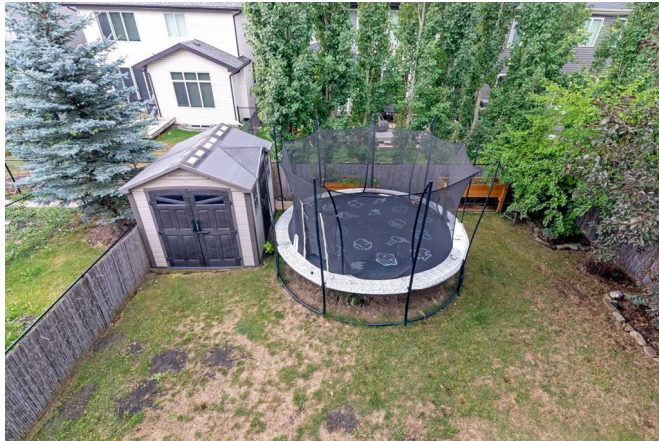






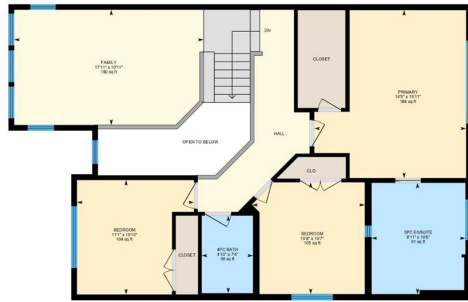






47 Sunset Terrace, Cochrane, AB

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.



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Basement (Below Grade) Exterior Area 951.14 sq ft



0 3 6 ft PREPARED: 2024/09/12

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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

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47 Sunset Terrace, Cochrane, AB

Main Building, Total Exterior Area Above Grade 2046.17 sq ft



0 5 10 ft PREPARED: 2024/09/12

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