



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242 SUNRISE VIEW View, Cochrane T4C0Z6**

MLS®#: **A2165279**

Area: **Sunset Ridge**

Listing Date: **09/13/24**

List Price: **\$645,000**

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: **367 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,961**  
Low Sqft:  
Ttl Sqft: **1,961**

DOM

**6**  
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,Front Yard,Lawn,Level**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**  
Int Feat: **Central Vacuum,Pantry,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

| Room           | Level  | Dimensions     |
|----------------|--------|----------------|
| 2pc Bathroom   | Main   | 4`5" x 6`0"    |
| Kitchen        | Main   | 11`4" x 13`0"  |
| Living Room    | Main   | 11`8" x 16`6"  |
| 4pc Bathroom   | Second | 8`10" x 5`0"   |
| Bedroom        | Second | 10`0" x 10`6"  |
| Bonus Room     | Second | 18`0" x 13`10" |
| Walk-In Closet | Second | 8`10" x 5`8"   |

| Room              | Level  | Dimensions    |
|-------------------|--------|---------------|
| Dining Room       | Main   | 11`4" x 9`11" |
| Laundry           | Main   | 5`8" x 7`5"   |
| Office            | Main   | 7`9" x 9`3"   |
| 5pc Ensuite bath  | Second | 10`4" x 8`10" |
| Bedroom           | Second | 10`0" x 10`8" |
| Bedroom - Primary | Second | 12`5" x 15`9" |
| Bedroom           | Lower  | 5`9" x 8`2"   |

**Game Room  
Furnace/Utility Room**

**Lower  
Lower**

**14`1" x 33`3"  
9`11" x 7`4"**

**Storage  
4pc Bathroom**  
Legal/Tax/Financial

**Lower  
Lower**

**7`7" x 15`6"  
5`9" x 8`2"**

Title:  
**Fee Simple**  
Legal Desc:

**1411831**

Zoning:  
**R-LD**

Remarks

Pub Rmks: **This Bright open floor plan home with 9" ceilings , huge windows is beautifully fully finished with 4 bedrooms a bonus room with vaulted ceilings , a private home office ,and a main level laundry . On the main level a chefs kitchen with gas stove ,large corner pantry and great island with gleaming quarts counter tops to entertain guests or have family gatherings. The Dinning area offers plenty of space for a large dinning room table and steps out onto a deck for the BBQ enthusiasts. The living room has a gas fireplace beautiful mantel to cozy up to or enjoy the ambiance . From this level you can watch your children or pets play without worry. The upper level with 2 big bedrooms a 4 piece bathroom a huge master bedroom with walk in closet and a spa like 5 piece ensuite . Also a grand bonus room with elegant long windows and vaulted ceiling with sky lights . In the fully finished lower level is another large bedroom , unobstructed games room , plenty of storage in storage room and utility room . Park your vehicles in the spacious insulated, finished 2 car attached garage . This is a great family home close to schools , all amenities and endless path system connecting to Cochrane and nature.**

Inclusions:  
Property Listed By:

**SITTING SWING IN BACK YARD  
CIR Realty**

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





















