



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**168 SUNSET View, Cochrane T4C 0E8**

MLS®#: **A2166551**      Area: **Sunset Ridge**      Listing Date: **09/20/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$45k, 07-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **5,853 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,763**  
 Low Sqft:  
 Ttl Sqft: **1,763**

DOM

**61**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Dog Run Fenced In,Underground Sprinklers,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Dog Run**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`10" x 14`9"	Dining Room	Main	11`2" x 12`9"
Kitchen	Main	9`5" x 21`4"	Foyer	Main	9`9" x 7`8"
Laundry	Main	10`2" x 7`1"	2pc Bathroom	Main	
Bedroom - Primary	Second	11`10" x 14`10"	Bedroom	Second	9`11" x 13`5"
Bedroom	Second	9`9" x 11`7"	4pc Bathroom	Second	
5pc Ensuite bath	Second				

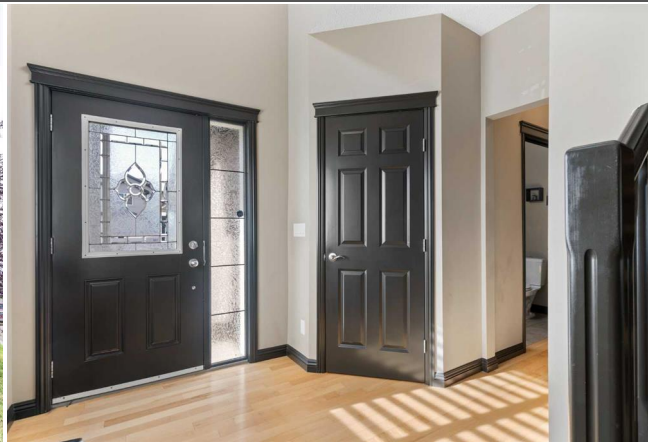
Title: **Fee Simple**  
 Zoning: **R-LD**  
 Legal Desc: **0810726**

Remarks

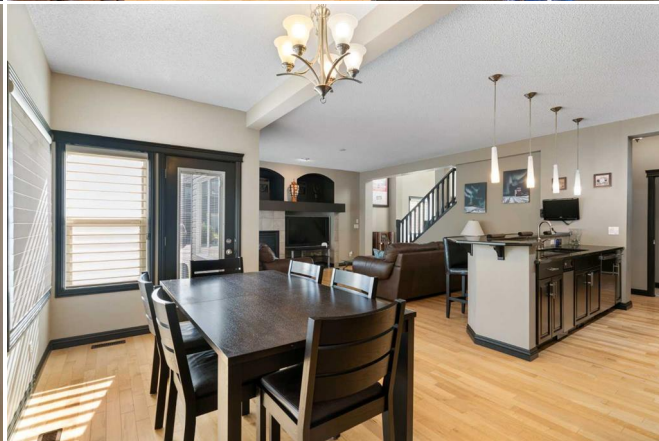
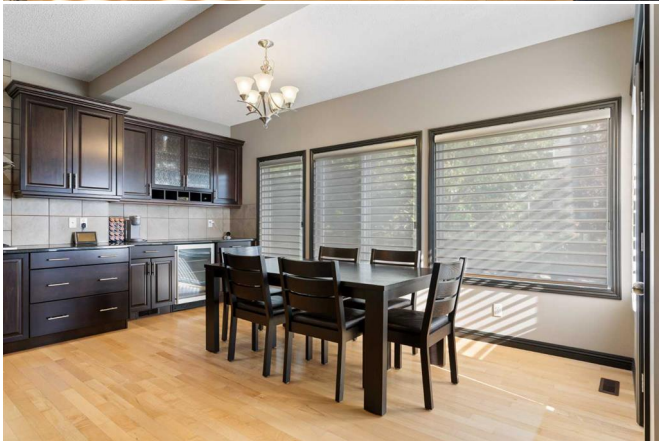
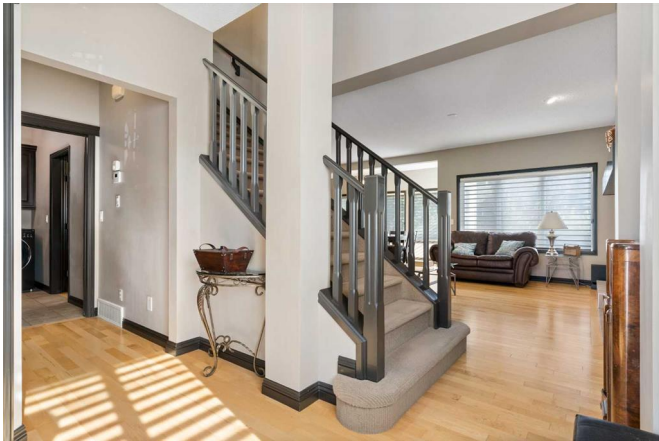
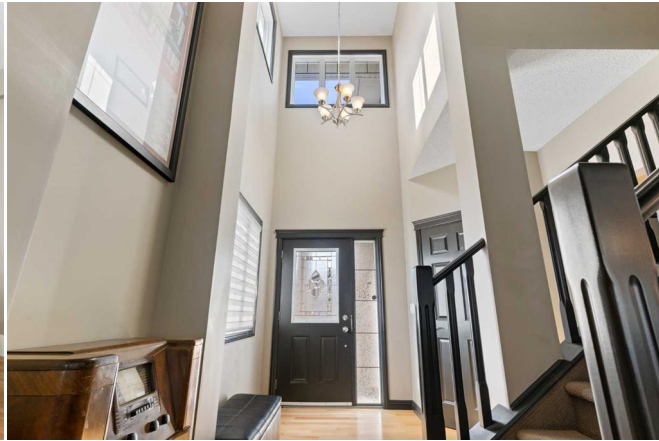
Pub Rmks: **Nestled in the picturesque and highly sought after community of Sunset Ridge, this exceptional 1763 sq ft home is a dream come true for young and growing families. Perfectly positioned on a spacious and extra wide pie shaped corner lot, this Jayman Master-built residence boasts numerous rarely found upgrades, while offering unmatched quality and design. As you enter, you will notice the impeccable condition and pride of ownership throughout. The bright, open concept main floor features gleaming solid maple flooring throughout, leading you to a massive gourmet kitchen with granite countertops, full-height solid wood cabinets, a beverage fridge, stainless steel appliances, and a walk-through pantry, this kitchen is a chef's delight. The expansive dining area is perfect for family meals, with large windows that flood the space with natural light, and it overlooks the serene, fully landscaped yard including underground sprinklers - ideal for the kids to run, play, and explore in a safe environment. The home offers an abundance of natural light throughout the day, while the beautifully landscaped yard features mature Mayday, Cherry, and Lilac trees, along with a convenient dog run on the side, ideal for pet owners. The family sized great room, complete with an inviting gas fireplace, is the perfect place to unwind after a long day. A thoughtfully placed powder room and laundry room complete the main level, all accented by top-tier finishes like Hunter Douglas blinds. Upstairs, you'll find an oasis in the oversized primary bedroom. This peaceful retreat includes a luxurious 5-piece ensuite with a dual vanity, deep soaker tub and separate shower, along with a walk-in closet. Two additional generously sized bedrooms provide plenty of space for children or guests, which share a spacious full bathroom including a banjo arm style vanity. The home's oversized double garage, featuring epoxy flooring and 220 volt electricals, is a haven for hobbyists and car enthusiasts alike. The lower level is an open canvas awaiting your vision, with no center posts and a brand-new high-efficiency furnace installed in 2023. Set in the heart of Sunset Ridge, this community offers the perfect blend of natural beauty and family-friendly living. With breathtaking mountain views and endless pathways, your family will love spending time outdoors. Located moments away from top rated schools including Ranch View K-8 School and St. Timothy's High School, as well as a variety of amenities including doctors, dentists, restaurants, and a 136 acre Cochrane Ranch House park with its 3.2km loop walking trails, this home is truly in an unbeatable location. Plus, with downtown Calgary only 40 minutes away and easy access to the Tuscany LRT, commuting is a breeze. Don't miss out on this rare opportunity, this home is the perfect blend of luxury, comfort, and convenience, set in a community designed with families in mind. Take a 3D tour today and imagine your future in this stunning Sunset Ridge home.**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage Benchmark**

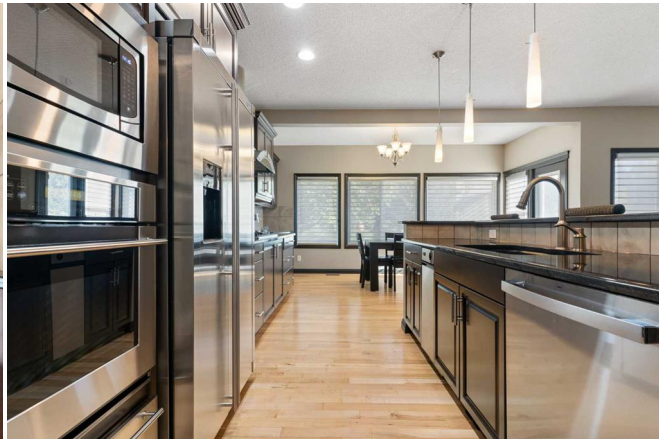
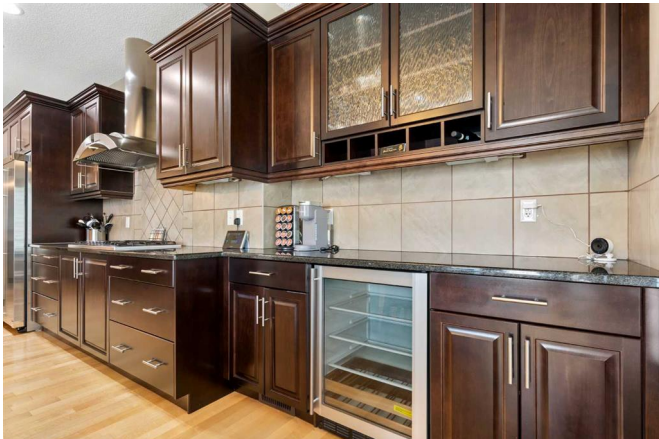
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



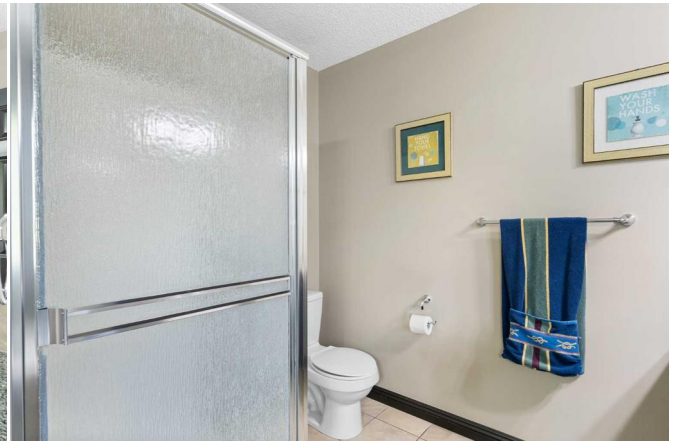
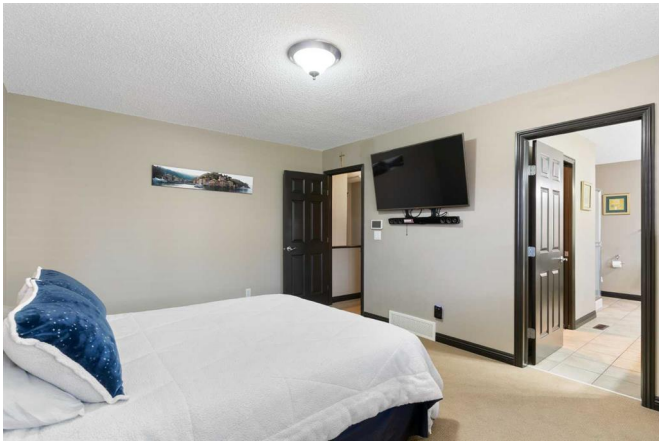
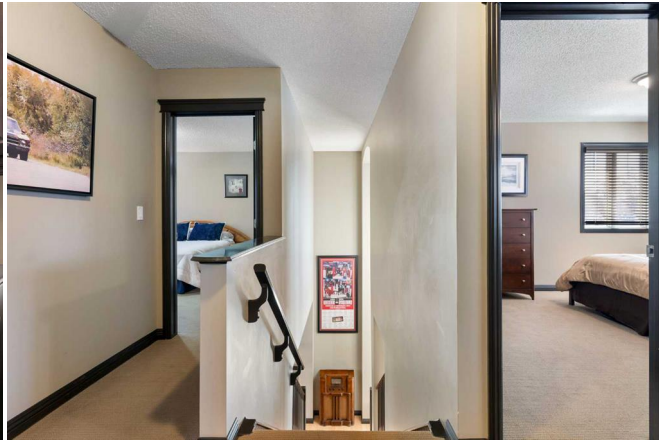




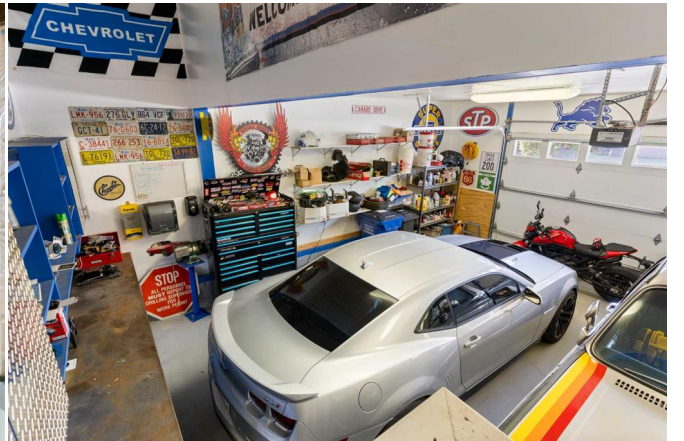
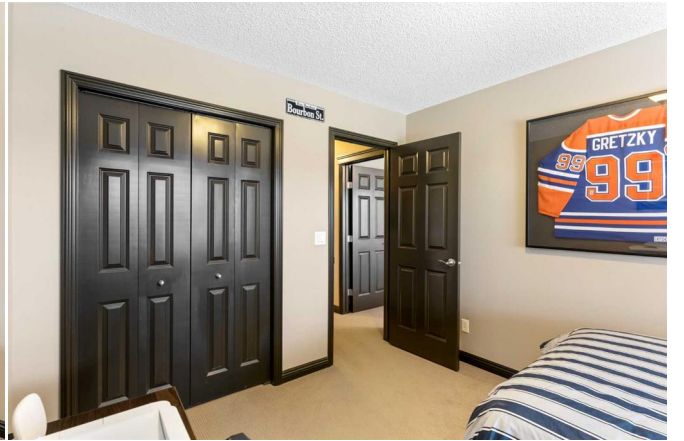
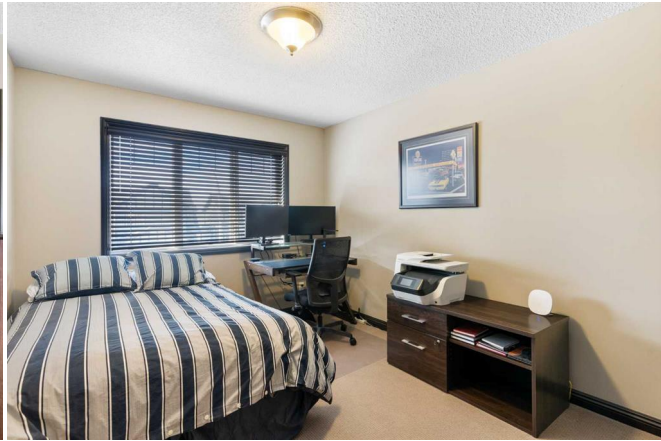
















**168 Sunset View, Cochrane, AB**

Main Floor Exterior Area 803.16 sq ft  
Excluded Area 610.76 sq ft



0 5 10 ft

PREPARED: 2024/06/20



White regions are excluded from total floor area in IQUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**168 Sunset View, Cochrane, AB**

2nd Floor Exterior Area 803.60 sq ft



0 3 6 ft

PREPARED: 2024/06/20



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