



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 SUNDOWN Terrace, Cochrane T4C2M7**

MLS®#: **A2166784**      Area: **Sunset Ridge**      Listing Date: **09/19/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **4,370 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,768**  
 Low Sqft:  
 Ttl Sqft: **1,768**

DOM

**0**  
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,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Underground Sprinklers,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Electric Oven,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Garage Control(s),Microwave,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>3`8" x 8`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`6" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`11" x 4`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`6" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`1" x 8`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`11" x 17`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`11" x 14`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`6" x 8`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 11`11"</b>

Walk-In Closet  
Bedroom

Upper  
Upper

4`9" x 6`6"  
9`10" x 9`9"

5pc Ensuite bath

Upper

9`3" x 8`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

(R-LD)

1512587

Remarks

Pub Rmks:

**This FORMER SHOWHOME (has only been occupied for the past 2 years) shows 10/10! The impressive curb appeal boasts UPGRADED LANDSCAPING and an INSULATED DOUBLE GARAGE. Upon entry upgraded tile floors, and a handy mudroom keeps things tidy during those winter months. Upgraded HARDWOOD floors flow to the impressive kitchen with STONE COUNTERTOPS, amaretto cabinetry, a dedicated pantry and loads of space for all of your storage needs! The attached living room is a focal point for entertaining with its cozy FIREPLACE. The rear deck becomes a bonus main floor living area to entertain friends and family on those warm summer days. Heading upstairs the bonus room is well lit with upgraded SKYLIGHTS and maple railings. The master retreat boasts a 5 piece bath and large walk in closet. There is a convenient laundry room on this level, and 2 more bedrooms and a 4 piece bath for the kids. With hunter douglas blinds, TRIPLE PANE WINDOWS, CENTRAL A/C and underground IRRIGATION this home has it all! The property also comes FULLY FURNISHED! Here is a turnkey property that could be an instant AirBnB if one wished. Book your private showing today!**

Inclusions:

Property Listed By:

Itemized included furnishings list in supplements.

2% Realty

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







