



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263 SUNSET View, Cochrane T4C 0N6**

MLS®#: **A2168283**      Area: **Sunset Ridge**      Listing Date: **10/10/24**      List Price: **\$975,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **4,908 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,599**  
 Low Sqft:  
 Ttl Sqft: **2,599**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Other,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`7" x 13`5"
Walk-In Closet	Main	5`1" x 8`8"
Family Room	Upper	20`11" x 14`4"
4pc Bathroom	Basement	4`11" x 9`3"
2pc Bathroom	Main	5`0" x 5`1"
Kitchen	Main	12`5" x 15`11"

Room	Level	Dimensions
Living Room	Main	16`7" x 17`0"
5pc Ensuite bath	Upper	16`0" x 11`8"
Bedroom - Primary	Upper	17`1" x 12`5"
Game Room	Basement	27`7" x 30`3"
Dining Room	Main	15`11" x 12`0"
Mud Room	Main	7`0" x 8`8"

4pc Bathroom  
Bedroom  
Walk-In Closet  
Furnace/Utility Room

Upper  
Upper  
Upper  
Basement

11`7" x 5`9"  
11`7" x 10`1"  
11`7" x 7`5"  
10`2" x 13`1"

Bedroom  
Laundry  
Office

Upper  
Upper  
Basement

12`5" x 10`1"  
5`5" x 8`0"  
15`3" x 11`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**  
**0813662**

Remarks

Pub Rmks:

**OPEN HOUSE OCTOBER 19 and 20 1:00-4:00PM!!!!!! Introducing this absolutely stunning, executive 2-storey WALK-OUT home with unparalleled panoramic VIEWS, nestled in the picturesque community of Sunset Ridge in the serene town of Cochrane. Immaculately maintained and thoughtfully finished, this luxurious property provides an expansive living experience both inside and out. From its pristine curb appeal to the grand entryway, this home welcomes you into a space where no detail has been overlooked. The main level showcases beautiful hardwood floors, an inviting gas fireplace in the family room, and a GRAND chef's kitchen complete with built-in stainless steel appliances, a large island, granite countertops, and built-in wine racks. The bright dining room overlooks the meticulously landscaped backyard, offering expansive VIEWS from every angle. This home is fully equipped with Sonos speakers throughout and a wired security system, providing luxury and peace of mind. Dual decks—one on the main level and one below—take full advantage of the breathtaking views. With power ready for an outdoor kitchen, these spaces are perfect for enjoying outdoor living, while a privately tucked-away hot tub offers a peaceful retreat under the stars. The professionally finished walk-out basement provides additional space to unwind, with easy access to the yard and those remarkable views. Thoughtful touches such as babyproof doors and cabinets make this home ideal for modern family living, blending comfort and convenience effortlessly. Upstairs, the primary suite serves as an elegant retreat with custom feature walls, while two additional bedrooms provide ample space for family or guests. The walk-out basement extends the living area, making it the ultimate entertaining space with endless possibilities. Located in a sought-after neighborhood, this exceptional home offers a lifestyle of executive luxury and easy access to outdoor adventures for those who love the outdoors. All furniture is negotiable - please see private remarks. Don't miss your opportunity to own this immaculate home, where every detail has been thoughtfully completed for the discerning homeowner.**

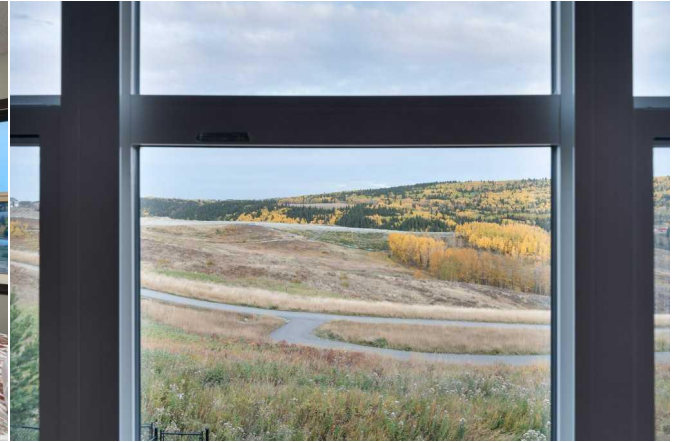
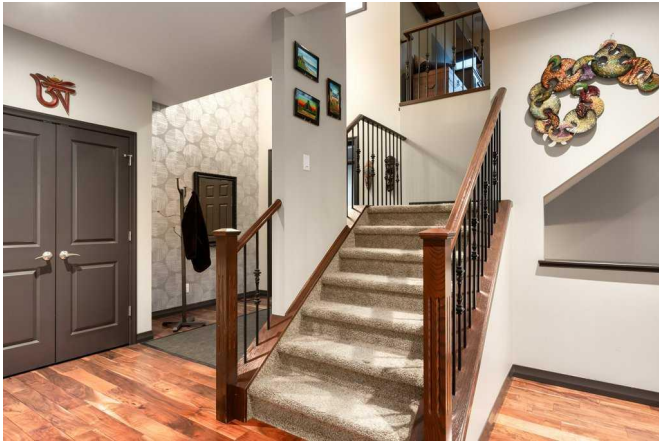
Inclusions:  
Property Listed By:

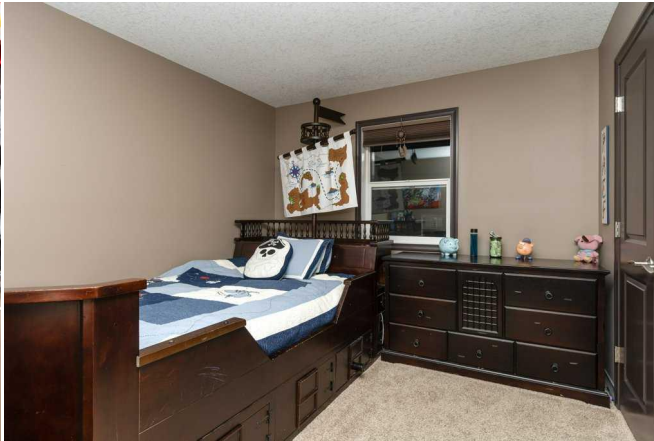
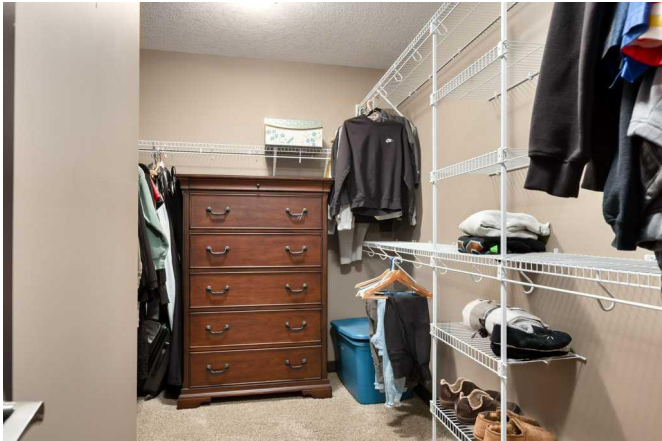
Shelving unit in bonus room, Murphy bed downstairs.  
**eXp Realty**

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













**263 Sunset View, Cochrane, AB**

Main Floor  
 Exterior Area 1183.33 sq ft  
 Excluded Area 531.79 sq ft



PREPARED: 2024/10/10



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

**263 Sunset View, Cochrane, AB**

2nd Floor  
 Exterior Area 1020.77 sq ft  
 Excluded Area 45.05 sq ft



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**263 Sunset View, Cochrane, AB**

Basement (Below Grade)  
 Exterior Area 1099.55 sq ft



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