



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 SUNSET Close, Cochrane T4C 0B1**

MLS@#: **A2168483**      Area: **Sunset Ridge**      Listing Date: **09/26/24**      List Price: **\$835,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **5,505 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,296**  
 Low Sqft:  
 Ttl Sqft: **2,296**

DOM

**86**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Irregular Lot,Private**  
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Office</b>	<b>Main</b>	<b>10`9" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`3" x 14`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>14`7" x 8`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`4" x 10`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`11" x 12`7"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>13`11" x 6`11"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-LD**

Legal Desc:

**0514446**

Remarks

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Pub Rmks: **Welcome to this stunning home in the sought-after community of Sunset Ridge in Cochrane! Nestled in a private cul-de-sac, this 3,275 ft2 (total) home offers unobstructed mountain views from all 3 levels! The sunlight splashes around the open-concept floorspace, cozy up in front of the gas fireplace and the main floor deck is an amazing place to spend your time. The main floor also features a good sized office, and laundry room for added convenience. Enjoy watching the seasons change over the Rocky Mountains. The spacious and updated interior features refinished hardwood floors, new carpets, fresh paint, and gorgeous open to above living room ceilings. Other recent additions include Washer & Dryer (2023), Dishwasher (2023), New Sump Pump (2019), Hot Water Tank (2019). The Furnace was Tuned up and Cleaned recently, and theres a garburator that was serviced in 2024 as well. This might not seem like a big deal, but garburators are not permitted in new builds in Cochrane. As we all know you can change the interior, but what you can't change is the location, step outside to your beautiful pie-shaped lot backing west with a walkout basement entrance. The elevated lot gives you privacy from neighbours behind, and the way the house sits on the lot adds privacy from neighbours, it will be a sanctuary for you. The partially finished basement has a bedroom and full bathroom already in place, the unfinished portion is a blank slate, and could be customized however you'd like. The double garage is oversized (27'x23') and has an electric heater installed and included. The footprint of the house is bigger than it appears, as the open to above floorplan lowers the above grade square footage, but the foundation size is that of a much bigger comparable home. Conveniently located near parks, schools, and shops, this is a must-see property for any family looking for their dream home. We'd love to accommodate your showings, come see the view for yourself, and get in before the mountain tops turn white!**

Inclusions: **None**

Property Listed By: **RE/MAX Landan Real Estate**

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