



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 SUNRISE Heath, Cochrane T4C3C5**

MLS®#: **A2169473**      Area: **Sunset Ridge**      Listing Date: **09/30/24**      List Price: **\$799,888**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,338**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,143 sqft**      Ttl Sqft: **2,338**  
 Lot Shape:

DOM

**82**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Central,Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Humidifier,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>144`10" x 13`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 11`0"</b>
<b>Nook</b>	<b>Main</b>	<b>13`0" x 19`6"</b>	<b>Office</b>	<b>Main</b>	<b>10`3" x 6`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 15`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`8" x 13`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`7" x 9`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`10" x 8`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 5`9"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210972**

Zoning:  
**r-mx**

Remarks

Pub Rmks:

**Welcome to your dream home in the beautiful community of Sunset Ridge! Nestled on a ridge overlooking the town of Cochrane, this family-friendly neighborhood offers incredible Rocky Mountain views and Alberta's big blue skies as your daily backdrop. With a lifestyle centered around nature and community, Sunset Ridge is the perfect place for families to call home, combining the best of small-town charm with breathtaking scenery. Built by Castellano Custom Homes, every detail of this property is designed to reflect your unique vision. With a commitment to never building the same home twice, Castellano ensures that your home blends modern elegance or classic craftsmanship—whatever style speaks to you—into a one-of-a-kind design. The open- concept layout, 9 foot; ceilings, and oversized windows fill the space with natural light, while the gourmet kitchen features a large island, natural countertops, and a breakfast bar and eating nook, making it perfect for both entertaining and daily family life. This home also offers a walk-in pantry, mudroom with built-in, a main floor office, and an upstairs bonus room. The luxurious owner's suite comes with a spa-like ensuite, dual vanities, a soaker tub, and a walk-in closet with custom built-ins. With LVP flooring, an attached garage with extra storage, and proximity to schools, shopping, and the mountains, this custom-built home is truly one-of-a-kind. Experience the best of Alberta's landscapes, paired with Castellano's unrivaled craftsmanship. Book your showing today!**

Inclusions:  
Property Listed By:

**none**  
**Real Estate Professionals Inc.**

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



Main Floor  
1000 x 102 00 FT.  
Upper Floor  
1000 x 102 00 FT.  
TOTAL: 2000 00 FT.



