



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 SUNSET Link, Cochrane T4C 0L8**

MLS®#: **A2169756**      Area: **Sunset Ridge**      Listing Date: **10/17/24**      List Price: **\$600,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,617 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,620**  
 Low Sqft:  
 Ttl Sqft: **1,620**

DOM

**65**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 14`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 11`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 9`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>8`8" x 11`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 15`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>10`11" x 17`5"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>10`11" x 10`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`6" x 16`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`5" x 10`11"</b>

Title: **Fee Simple**  
 Zoning: **R-LD**  
 Legal Desc: **0911115**

Remarks

Pub Rmks: **Welcome to your family's perfect home in the heart of Sunset Ridge! This beautiful, move-in-ready residence offers a warm and inviting atmosphere, ideal for creating lasting memories. As you enter, you're greeted by a bright living room featuring a cozy gas fireplace and large windows that bathe the space in natural light. The spacious and well-designed kitchen is complete with beautiful stainless steel appliances, a large island for family meals, and ample cabinets and drawers for all your storage needs. From the kitchen sink, enjoy lovely views of the yard and the mountains beyond—perfect for keeping an eye on the kids while you cook! The open-concept main floor adorned with hardwood flooring includes a cozy living room with a gas fireplace and a convenient two-piece powder room at the back entry. Upstairs, you'll discover a versatile bonus room that can serve as a TV area or a play space for the little ones. Two generous children's bedrooms share a full bathroom, while the primary bedroom features a walk-in closet and private ensuite bathroom. The lower level offers a large rec room for a play area, office and gym. Plus, there's a spacious storage room with rough-in plumbing for a future bathroom. Step outside to enjoy a beautifully landscaped yard with a double detached garage, a large upper-level deck for summer gatherings, and a lovely ground-level wood patio. A third patio area off the side of the garage is perfect for cozy fire pit evenings. Located just a few blocks from everything Sunset Ridge has to offer—parks, ponds, playgrounds, great schools, and local shops—this home truly has it all for your family. Don't miss out on the opportunity to make it yours!**

Inclusions: **All window coverings, All Light Fixtures, Garage Door Opener, Central Vacuum/Attachments**  
 Property Listed By: **eXp Realty**

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









