



THE
A-TEAM

**RE/MAX
FIRST**

148 SUNDOWN Crescent, Cochrane T4C 1Y3

MLS®#: **A2170332** Area: **Sunset Ridge** Listing Date: **10/04/24** List Price: **\$664,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,495 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,812**
 Low Sqft:
 Ttl Sqft: **1,812**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	12`2" x 14`2"
Bedroom	Upper	10`0" x 10`0"
Loft	Upper	14`1" x 13`0"
Kitchen	Main	12`11" x 10`3"
2pc Bathroom	Main	

Room	Level	Dimensions
Bedroom	Upper	10`4" x 10`0"
5pc Ensuite bath	Upper	
Nook	Main	10`6" x 9`7"
Great Room	Main	12`6" x 14`0"
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312476

Zoning:
R1

Remarks

Pub Rmks:

Excellent Value! Another Brand New Built Home by Douglas Homes Master Builder....Featuring the MADISON 2 Model with Separate SIDE ENTRANCE and a very sunny South Facing Backyard. This Bright and Beautiful 3 Bedroom home is truly a rare find in this market. Lots of Upgrades just waiting for you and your family. Open Layout with 9' ceilings on the Main Floor, Large Windows, Beautiful Engineered Hardwood on the Main Floor, Bright Spacious Dining Area, Beautiful Builder's Grade Appliance Package, Gorgeous Quartz Counter Tops through out, Stylishly Warm and Cozy Electric Fireplace, Upper Floor Loft, Built-in Bench to Entry, Deluxe Primary Ensuite With a Large Walk-in Closet and Bright Ensuite. This cozy floor plan is one of our Most Popular Model in Sunset Ridge. If you are looking to find that Perfect Fit home for your growing family, this Beautiful and Elegant home is the one! This double front attached home for this price range is an Excellent Value...Hurry....(Pictures from our Madison-2 Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here....Fellow Real Estate Agents...Please read the Private Remarks.)

Inclusions:
Property Listed By:

NONE
Sather Real Estate Pro Brokers Ltd.

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







MADISON 2

148 Sundown Crescent • Sunset Ridge, Cochrane

1768sq. ft. 3 bedrooms 2.5 bathrooms 24'

