



THE
A-TEAM

**RE/MAX
FIRST**

306 SUNDOWN Road, Cochrane T4C 3H2

MLS® #: **A2172139** Area: **Sunset Ridge** Listing Date: **10/13/24** List Price: **\$514,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2024**

Lot Information

Lot Sz Ar: **2,117 sqft**
 Lot Shape:

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

Finished Floor Area

Abv Sqft: **1,260**
 Low Sqft:
 Ttl Sqft: **1,260**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

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

Utilities and Features

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	11`6" x 12`1"	Bedroom	Upper	9`4" x 10`0"
Bedroom	Upper	9`7" x 9`10"	3pc Ensuite bath	Upper	
4pc Bathroom	Upper		Great Room	Main	13`8" x 14`6"
Nook	Main	12`9" x 9`6"	2pc Bathroom	Main	
Kitchen	Main	12`11" x 12`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

2311703

Remarks

Pub Rmks:

Terrific Value... Introducing the Stunning St. Andrews Model by Douglas Homes Master Builder... This exceptional 1,260 sq. ft. townhome, with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those looking to downsize without sacrificing quality. Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space. The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining. Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full bathroom. This model offers sought-after features such as no condo fees, a rear garage, a treated wood deck, a front concrete pad, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package. With its elegant finishes and thoughtful design, the St. Andrews Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home. ** Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz Countertops | Engineered Hardwood on Main Floor | Built-in Desk | This home will soon be move-in ready around spring of 2025, making it the perfect opportunity for those seeking a modern, low-maintenance lifestyle in the desirable Sunset Ridge community. ** Pictures from our St. Andrews Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here. (Attention fellow 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







