



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**91 SUNSET Park, Cochrane T4C 0N5**

MLS®#: **A2175588**      Area: **Sunset Ridge**      Listing Date: **10/25/24**      List Price: **\$794,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **4,076 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,283**  
 Low Sqft:  
 Ttl Sqft: **2,283**

DOM

**4**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`1" x 9`3"	Kitchen	Main	13`5" x 11`9"
Living Room	Main	14`0" x 12`11"	Office	Main	9`1" x 9`10"
2pc Bathroom	Main	0`0" x 0`0"	Mud Room	Main	5`3" x 7`8"
Bedroom - Primary	Upper	13`3" x 14`11"	5pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Upper	6`7" x 4`11"	Bedroom	Upper	9`5" x 10`11"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`5" x 10`11"
Bedroom	Upper	10`8" x 9`5"	Bonus Room	Upper	13`5" x 16`5"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**

**0813662**

Remarks

Pub Rmks: **Location location, Large 2 story walkout in a developed sought after community in Cochrane on quiet street, mountain views and with park nearby featuring: Nearly 2,300 sq ft above grade | 4 bedrooms up + Bonus room and main office | large kitchen | sunny SE facing backyard & so much more. All in esteemed Cochrane's 'Sunset Ridge' - A Master-Planned Neighbourhood With Incredible Rocky Mountain Views, Amenities, outdoor exercise circuit, 5+ km of scenic paths and so much more. Step inside to find a sun soaked interior that is enhanced with a SE facing backyard, and large windows throughout. Hardwood floors lead you into the main living space that connect kitchen, dining and living room seamlessly. This home has an expansive layout with a kitchen that features: beautiful cabinetry, large eating island, granite counters, SS appliances, pantry space (off the garage entry - perfect for brining in groceries), butlers pantry and more. Off kitchen is dining space with large patio doors to access the deck with gas line, where you get a peek at the mountain views west and sun exposure. Off dining and kitchen is a family room that has a cozy fireplace for the cooler days with gorgeous mental that compliments the finishings throughout the home. Main floor is complete with an office space, as well as half bath leaving no stones unturned. Upstairs offers the same, with a large bonus room with built-in feature wall. Along with 4 great sized bedrooms, a shared full size bath. The primary room features: Large quarters, south facing windows w/ sweeping views of big hills spring canyon and mountain view, walk in closet, and a full size en-suite. En-suite has double vanity, tub, walk in tiled shower and toilet. Basement is awaiting your creativity but is full of options with large windows, large patio doors walkout to backyard. Backyard is fully landscaped. This home is close to a park and on a quiet street offering an ideal location for families. With all its features this is a must see and won't last. Book your viewing today before it's gone. Click link for 3D tour.**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







