



THE
A-TEAM

**RE/MAX
FIRST**

8 SUNSET Close, Cochrane T4C 0B3

MLS®#: **A2176373**

Area: **Sunset Ridge**

Listing Date: **10/30/24**

List Price: **\$784,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Access:

Lot Feat: **Lawn, Landscaped**
Park Feat: **Double Garage Attached**

DOM

52
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Bar, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 7`10"
Living Room	Main	14`11" x 16`6"
Office	Main	9`11" x 13`0"
Bedroom - Primary	Second	15`9" x 15`11"
Bedroom	Second	10`9" x 12`6"
Family Room	Second	13`11" x 15`5"
4pc Ensuite bath	Second	

Room	Level	Dimensions
Kitchen	Main	16`6" x 11`5"
Laundry	Main	8`8" x 5`1"
2pc Bathroom	Main	
Bedroom	Second	11`7" x 10`10"
Den	Second	12`6" x 12`6"
4pc Bathroom	Second	
Bonus Room	Basement	10`1" x 12`2"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**25`9" x 16`5"
11`1" x 16`9"**

**Storage
4pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

11`5" x 10`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0514446

Remarks

Pub Rmks:

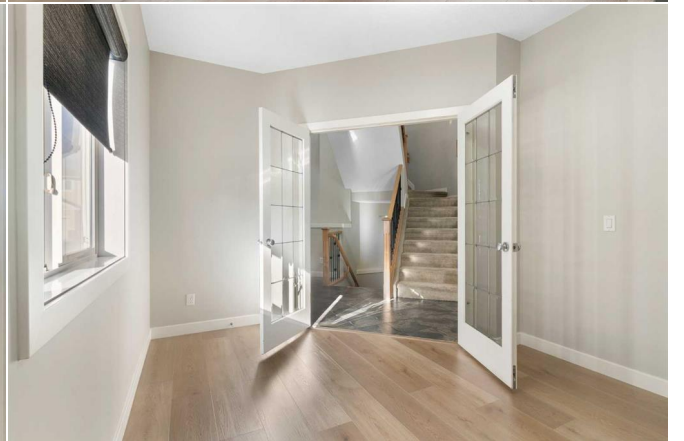
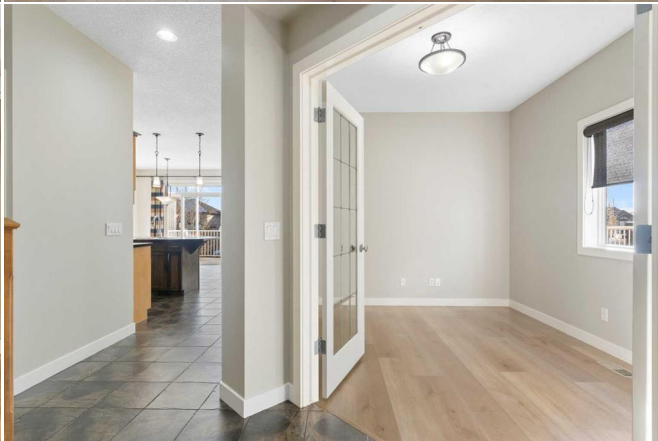
Welcome to 8 Sunset Close, Cochrane, Alberta! This beautifully updated property features all new appliances in the kitchen, fresh paint throughout and new vinyl plank flooring in both the living room and office, creating a modern and inviting atmosphere. With over 3,000 square feet of thoughtfully designed living space, you'll find a spacious upper-level bonus room, perfect for family gatherings or a cozy movie night. The office area includes a built-in workstation, ideal for remote work or study. The home boasts three generous bedrooms, including a luxurious primary suite complete with a large ensuite featuring an oversized shower, a relaxing soaker tub with tile surround, and an expansive walk-in closet. The main level showcases elegant tile flooring and an open-concept kitchen that seamlessly flows into the dining and living areas, highlighted by a cozy gas fireplace. The lower level offers additional flexibility with another office area, a large family room with a wet bar, and another gas fireplace—perfect for entertaining. Step outside to a beautifully landscaped yard with underground sprinklers and a charming patio area, ideal for summer barbecues and outdoor relaxation. Enjoy year-round sunshine on the south-facing balcony, and take advantage of the oversized double garage, complete with hot and cold water and stylish painted accents. This home is immaculate and ready for immediate possession, with recent updates including a freshly painted wood trim exterior. Located just a block away from the pond plus fantastic walking and biking paths that lead into the heart of Cochrane, this property is a true gem. Don't miss out—come see this beautiful home before it's gone!

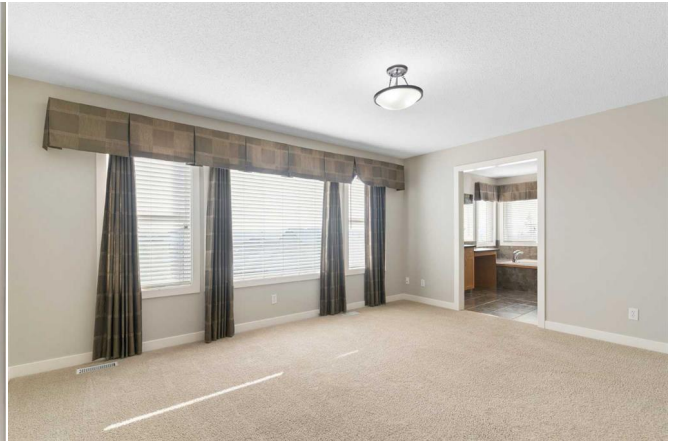
Inclusions:
Property Listed By:

**refrigerator in garage / garage door remotes
Royal LePage Benchmark**

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

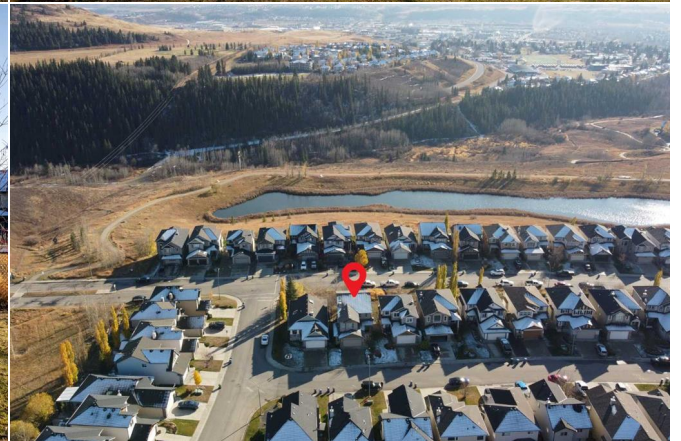












8 Sunset Ct, Cochrane, AB

Main Building, Total Exterior Area Above Grade 2428.19 sq ft



0 6 12
0 6 12
PREPARED: 2024/10/30

With regions not included from floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

