



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 SUNRISE Common, Cochrane T4C 2S1**

MLS®#: **A2177139**      Area: **Sunset Ridge**      Listing Date: **11/06/24**      List Price: **\$849,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **4,098 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,287**  
 Low Sqft:  
 Ttl Sqft: **2,287**

DOM

**27**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Dog Run Fenced In,Lawn,Landscaped,Underground Sprinklers,Rectangular Lot**  
 Park Feat: **Aggregate,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,See Remarks,Side By Side,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Dog Run,Lighting**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 13`11"
Kitchen With Eating Area	Main	13`0" x 12`9"
Mud Room	Main	13`5" x 6`11"
3pc Bathroom	Main	7`10" x 5`6"
Family Room	Second	13`0" x 12`10"
Walk-In Closet	Second	7`1" x 5`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`4"
Other	Main	8`3" x 4`9"
Office	Main	11`10" x 9`5"
Foyer	Main	7`8" x 7`2"
Bedroom - Primary	Second	13`8" x 12`11"
6pc Ensuite bath	Second	11`3" x 9`7"

**4pc Bathroom  
Bedroom**

**Second  
Second**

**8`9" x 4`11"  
10`11" x 9`10"**

**Bedroom  
Laundry**  
Legal/Tax/Financial

**Second  
Second**

**10`7" x 10`1"  
9`10" x 5`9"**

Title:  
**Fee Simple**  
Legal Desc:

**1812273**

Zoning:  
**R-LD**

Remarks

Pub Rmks: **Welcome to this beautiful, meticulously maintained home in the sought-after community of Sunset Ridge, recently named Cochrane's Best Neighborhood in 2024! This home combines stylish modern design with functional family living, featuring clean, contemporary décor and a captivating floor-to-ceiling tile surround fireplace in the great room. The covered front porch leads you into an open-concept main floor with a chef's kitchen that includes quartz countertops, a stunning island with a waterfall edge and wraparound seating. A pass-through butler's pantry offers additional storage, a beverage fridge, and open shelving for the perfect blend of form and function. The upper level opens to below, enhancing the home's spacious feel, and includes a versatile bonus room, ideal for cozy family movie nights. The upper floor has three bedrooms, including a luxurious primary suite with ample space to relax. Practicality meets style in the second-floor laundry room with a large countertop, laundry sink, and side-by-side washer and dryer. The walkout basement is a blank canvas awaiting your personal touch, ready to become whatever you imagine. Outside, the landscaped front and back yards come complete with underground sprinklers, and the backyard backs onto a peaceful walking path. Additional features include air conditioning, programmable holiday lighting in the soffit, a heated, epoxy-finished garage deep enough for a truck, and an extended, extra-wide driveway. Don't miss the opportunity to live in this move-in-ready home in Sunset Ridge. Schedule a viewing today and experience this remarkable community and home for yourself!**

Inclusions: **fridge in butler pantry, shed**  
Property Listed By: **CIR Realty**

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











