



THE
A-TEAM

**RE/MAX
FIRST**

83 SUNSET Circle, Cochrane T4C 0C4

MLS® #: **A2178489** Area: **Sunset Ridge** Listing Date: **11/11/24** List Price: **\$664,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,724 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,987**
 Low Sqft:
 Ttl Sqft: **1,987**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 15`0"	Kitchen	Main	13`5" x 11`4"
Bedroom - Primary	Second	11`11" x 15`4"	Bedroom	Second	11`2" x 9`8"
Laundry	Main	6`0" x 7`4"	Bedroom	Lower	10`3" x 11`0"
Dining Room	Main	11`11" x 10`5"	Foyer	Main	6`11" x 5`6"
Bonus Room	Second	18`11" x 11`5"	Bedroom	Second	11`2" x 9`7"

Family Room
2pc Bathroom
3pc Bathroom

Lower
Main
Lower

15`3" x 15`7"
4`10" x 5`4"
6`1" x 7`7"

Storage
4pc Bathroom
4pc Ensuite bath

Lower
Second
Second

6`10" x 12`0"
7`7" x 4`11"
8`1" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0611760

Zoning:
R-LD

Remarks

Pub Rmks:

Voted Cochrane's BEST Neighbourhood for 2024. Welcome to Sunset Ridge! This 4-BEDROOM, 3.5-BATHROOM detached home offers the perfect blend of comfort, style, and functionality within a community filled with amenities for the whole family. With a FULLY DEVELOPED basement, and large BONUS ROOM, you'll have plenty of space for the whole family to enjoy. Four generously sized bedrooms provide ample space for everyone to relax and unwind. The 3.5 well-appointed bathrooms ensure convenience and privacy for all. The open-concept main floor is perfect for entertaining guests or spending quality time with loved ones. It features a well laid out kitchen with breakfast bar, a generous walk through pantry, stainless appliances, and access to the backyard and deck through the dining room. The upper level includes a large primary suite and BLACKOUT, INSULATED blinds with 4pc ensuite and soaker tub, separate shower and a walk in closet. Two more bedrooms , a 4pc bath and roomy bonus room SEPARATED from bedrooms by a landing and small set of stairs complete the upper level. The finished basement offers opportunities to connect in the cozy family/games room or turn the 4th bedroom into a home office or additional recreational space. TOP DOWN INSULATED blinds throughout. The spacious backyard provides the ideal setting for outdoor activities, gardening, and relaxation. Don't miss this incredible opportunity to own a beautiful home in the desirable Sunset Ridge neighborhood with schools, parks, walking trails, medical offices, pharmacy, restaurants and more all nearby.

Inclusions:
Property Listed By:

**Shed in backyard
RE/MAX West Real Estate**

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





