



THE
A-TEAM

**RE/MAX
FIRST**

128 SUNDOWN Way, Cochrane T4C 2M6

MLS®#: **A2179154** Area: **Sunset Ridge** Listing Date: **11/14/24** List Price: **\$739,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,017 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,162**
 Low Sqft:
 Ttl Sqft: **2,162**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`7" x 15`10"	Dining Room	Main	13`0" x 11`2"
Living Room	Main	15`5" x 14`8"	Mud Room	Main	9`6" x 5`3"
2pc Bathroom	Main	5`3" x 4`11"	Bedroom - Primary	Upper	11`4" x 15`2"
5pc Ensuite bath	Upper	13`4" x 11`9"	Bedroom	Upper	9`6" x 14`8"
Bedroom	Upper	9`1" x 13`10"	Bonus Room	Upper	11`8" x 14`0"
Laundry	Upper	8`9" x 6`0"	4pc Bathroom	Upper	11`8" x 5`0"
Game Room	Basement	23`9" x 14`6"	Bedroom	Basement	11`9" x 9`8"

3pc Bathroom

Basement

11`2" x 4`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`8" x 19`2"

Title:
Fee Simple
Legal Desc:

1512560

Zoning:
R-LD

Remarks

Pub Rmks: **Welcome to this stunning, fully finished 4-bedroom home, thoughtfully designed with future development potential, featuring a separate side entry. Packed with high-end upgrades, one of the most important being TRIPLE PANE WINDOWS, this property offers both style and functionality. The exterior boasts durable fibre cement siding, an exposed aggregate driveway and walkway, a composite back deck, and wood fencing, creating a welcoming first impression. Inside, the main floor is an open-concept entertainment space that flows seamlessly. The large, functional kitchen is a chef's dream, complete with a central island, separate pantry, gas cooktop, built-in oven, chimney-style hood fan, and upgraded quartz countertops. The adjacent dining area offers easy access to the back deck and backyard, perfect for outdoor dining and entertaining. The spacious living room features expansive windows that flood the room with natural light, highlighted by a striking gas fireplace with designer tile. Enjoy the convenience of pulling into you DOUBLE ATTACHED HEATED GARAGE, with direct access to the home via a mudroom complete with a storage bench and coat hooks. The main floor powder room is also conveniently located away from kitchen and family room. Upstairs, the LUXURIOUS PRIMARY EN-SUITE is a true retreat, offering a spa-inspired space with a stylish island bathtub, dual sinks with separate vanities, a makeup desk, and dual walk-in closets. The upper level also includes a central bonus room—ideal for family time or curling up with a good book—along with two additional bedrooms and a well-appointed laundry room with cabinets and shelving. The fully finished basement offers even more space, featuring a large rec room, a fourth bedroom, a full bathroom, and ample storage. Additional features of this home include CENTRAL AIR CONDITIONING, upgraded attic ventilation with pro vents for added circulation, custom top-down/bottom-up blinds, a TANKLESS HOT WATER SYSTEM a lower patio sitting area, and mature landscaping. With OVER \$30,000 IN BUILDER UPGRADES, this home is a must-see. FURNACE, AC UNIT AND TANKLESS HOTWATER TANK ALL RECENTLY SERVICED 2024. Located close to walking paths, parks, schools, and shopping, this home offers both comfort and convenience. Book your showing today—this beauty is sure to impress!**

Inclusions:
Property Listed By: **N/A
RE/MAX Complete Realty**

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











