



THE
A-TEAM

**RE/MAX
FIRST**

148 SUNDOWN Crescent, Cochrane T4C 1Y3

MLS®#: **A2179656** Area: **Sunset Ridge** Listing **11/23/24** List Price: **\$649,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$15k, 06-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,812**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,496 sqft** Ttl Sqft: **1,812**
 Lot Shape:

DOM

60
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate**
 Sewer: Ext Feat: **Lighting** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	39`11" x 46`6"	Bedroom	Upper	33`11" x 32`10"
Bedroom	Upper	32`10" x 32`10"	4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Loft	Upper	46`2" x 42`8"
Nook	Main	34`5" x 31`5"	4pc Bathroom	Upper	
2pc Bathroom	Main		Great Room	Main	41`0" x 45`11"
Kitchen	Main	42`5" x 33`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312476

Zoning:
R1

Remarks

Pub Rmks:

Excellent Value! Another Brand New Built Home by Douglas Homes Master Builder....Featuring the MADISON 2 Model with Separate SIDE ENTRANCE and a very sunny South Facing Backyard. This Bright and Beautiful 3 Bedroom home is truly a rare find in this market. Lots of Upgrades just waiting for you and your family. Open Layout with 9' ceilings on the Main Floor, Large Windows, Beautiful Engineered Hardwood on the Main Floor, Bright Spacious Dining Area, Beautiful Builder's Grade Appliance Package, Gorgeous Quartz Counter Tops through out, Stylishly Warm and Cozy Electric Fireplace, Upper Floor Loft, Built-in Bench to Entry, Deluxe Primary Ensuite With a Large Walk-in Closet and Bright Ensuite. This cozy floor plan is one of our Most Popular Model in Sunset Ridge. If you are looking to find that Perfect Fit home for your growing family, this Beautiful and Elegant home is the one! This double front attached home for this price range is an Excellent Value...Hurry....(Pictures from our Madison-2 Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here....Fellow Real Estate Agents...Please read the Private Remarks.)

Inclusions:
Property Listed By:

None
MaxWell Canyon Creek

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





