



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 SUNSET Point, Cochrane T4C 0L2**

MLS®#: **A2180675**

Area: **Sunset Ridge**

Listing **11/22/24**

List Price: **\$475,000**

Status: **Active**

County: **Rocky View County**

Date:  
Change: **-\$15k, 05-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **203 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,402**  
Low Sqft:  
Ttl Sqft: **1,402**

DOM

**29**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Views**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Lower	7`2" x 10`2"
Dining Room	Main	8`3" x 12`0"
Living Room	Main	10`9" x 12`11"
Bedroom - Primary	Upper	11`7" x 12`10"
Bedroom	Upper	9`3" x 12`2"
4pc Bathroom	Basement	5`0" x 9`2"
Game Room	Basement	12`4" x 18`1"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 6`3"
Kitchen	Main	8`3" x 11`5"
4pc Ensuite bath	Upper	11`7" x 4`11"
4pc Bathroom	Upper	5`0" x 8`7"
Bedroom	Upper	9`4" x 12`2"
Bedroom	Basement	8`8" x 9`2"
Furnace/Utility Room	Basement	5`7" x 13`3"

Condo Fee:  
**\$276**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MX**

Legal Desc: **0811101**

Remarks

Pub Rmks: **Pathways, mountain views and green space surround this beautiful, lock-it and leave it Sunset Ridge home. Featuring 5 levels, this is the perfect property offering a private space for each family member or guest to call their own. Granite countertops, stainless steel appliances and lovely vinyl plank flooring are featured in the open concept kitchen & living room. The primary bedroom offers a luxurious 4-piece ensuite and a spacious walk-in closet. A total of four bedrooms and an open bonus area can double as office or hobby space. Enjoy a lifestyle free of mowing lawns and shovelling driveways, leaving more time to do the things you love. Just steps away from miles of pathways with access to the historic Cochrane Ranche park, with breathtaking views and abundant nature to explore. The surrounding community hosts schools, playgrounds, restaurants, pharmacy, gas & convenience store, liquor store and professional services. A new Community Centre is slated to be completed in the near future and will be the crown jewel of community connection, offering all kinds of recreational opportunities, boarded ice rink with a place to change into skates, playground, seating areas, community building with space for recreation, meetings, and events, as well as sports fields making this the perfect place to start your next chapter.**

Inclusions:  
Property Listed By: **n/a**  
**The Real Estate District**

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









