



THE A-TEAM

RE/MAX FIRST

156 SUNDOWN Crescent, Cochrane T4C 1Y3

MLS@#: A2180995 Area: Sunset Ridge Listing Date: 11/25/24 List Price: \$639,900
Status: Active County: Rocky View County Change: -\$10k, 06-Dec Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Cochrane
Year Built: 2024
Lot Information
Lot Sz Ar: 4,295 sqft
Lot Shape:

DOM

26
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Access: Irregular Lot,Level
Lot Feat: Double Garage Attached
Park Feat:

Parking
Ttl Park: 4
Garage Sz: 4

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Lighting
Construction: Wood Frame
Flooring: Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator
Int Feat: High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Bedroom, 4pc Ensuite bath, Great Room, and Kitchen.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312476

Zoning:
R1

Remarks

Pub Rmks:

Exceptional Value!_ Brand New Built Home... by Douglas Homes Master Builder. Featuring the Fairmont Model with a South Facing Backyard. This Spacious and Very Bright 3 Bedroom home is an excellent value opportunity for your family in this market. With Lots of Upgrades just waiting for you. Open Layout with 9' ceilings on the Main Floor and 8-foot doors to complement, Large Windows, Beautiful Engineered Hardwood on the Main Floor, Bright and Spacious Dining Area, a Beautiful Builder's Grade Appliance Package, Gorgeous Quartz Counter Tops through out, Stylishly Warm and Cozy Electric Fireplace. The Primary Ensuite comes with a Large Walk-in Closet, Double Sinks and a soaker tub. This 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! If you have a young family...Rancheview K-8 School is just a few blocks away and the St. Timothy High School is at the south end of Sunset Ridge, just a few minutes drive away. The future community centre and a third school, once done, will only be a short walking distance. Escaping into the mountains is about 40-45 minutes away on the scenic road. Driving back to the City of Calgary is only about 30 minutes and to your nearest Costco as well and around 45 minutes to the airport. *The Interior Pictures are from our Fairmont Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here. (Attention fellow 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







