

156 SUNDOWN Crescent, Cochrane T4C 1Y3

Sunset Ridge 11/25/24 List Price: \$639,900 MLS®#: A2180995 Area: Listing

Status: Active County: **Rocky View County** Change: -\$10k, 06-Dec Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Cochrane Finished Floor Area Abv Saft:

Low Sqft:

4,295 sqft

Ttl Sqft: 1.672

1,672

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

57

Ttl Park: 4 4 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Wood Frame** Flooring:

Sewer:

Ext Feat: Lighting 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

Room Level **Dimensions** Room Level **Dimensions Bedroom - Primary** Upper 12`0" x 14`0" **Bedroom** Upper 10`8" x 10`0"

Bedroom Upper 11`9" x 10`2" 4pc Bathroom Upper 4pc Ensuite bath Upper Loft Upper

10`1" x 11`1" **Great Room** 11`9" x 13`10" 9`4" x 10`5" Upper Nook Main Kitchen Main 12`11" x 10`3" 2pc Bathroom Main

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **2312476**

Remarks

Pub Rmks:

Quick Possession Alert! 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: None

Property Listed By: MaxWell Canyon Creek

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









