



THE
A-TEAM

**RE/MAX
FIRST**

91 SUNSET Road, Cochrane T4C 0W4

MLS®#: **A2181013** Area: **Sunset Ridge** Listing Date: **12/09/24** List Price: **\$459,900**
Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,201 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,276**
Low Sqft:
Ttl Sqft: **1,276**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Paved**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,No Smoking Home,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 12`2"	Kitchen	Main	12`0" x 11`11"
Dining Room	Main	11`7" x 6`10"	2pc Bathroom	Main	5`4" x 5`0"
Bedroom - Primary	Second	13`0" x 10`8"	Bedroom	Second	10`10" x 9`4"

Bedroom
4pc Ensuite bath

Second
Second

10`8" x 9`4"
7`5" x 4`11"

4pc Bathroom

Second

8`6" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1213594

Zoning:
R-MD

Remarks

Pub Rmks: **Welcome to 91 Sunset Road! Charming and move-in ready, this 3-bedroom townhouse in the family-friendly community of Sunset Ridge offers exceptional value with NO CONDO FEES. The main floor features an open-concept design with bright living and dining rooms, a functional U-shaped kitchen with breakfast bar, and a half bath. Upstairs, the primary bedroom boasts a 4-piece ensuite, complemented by two additional bedrooms and a full bath. The partially drywalled basement offers a newer laundry pair, roughed-in plumbing, and abundant storage space. Out back, you'll find a fully fenced, west-facing backyard with a deck and access to the double parking pad off the paved back alley. Close to shopping, dining, parks, trails & pathways, and within walking distance of RancheView K-8 School. View the 3D tour for a closer look at this well-cared-for home in the picturesque town of Cochrane.**

Inclusions: **Living Room TV Mount**
Property Listed By: **Real Estate Professionals Inc.**

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









