



THE A-TEAM

RE/MAX FIRST

314 SUNDOWN Road, Cochrane T4C 3H2

MLS®#: A2181898 Area: Sunset Ridge Listing Date: 12/02/24 List Price: \$514,900
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse City/Town: Cochrane Year Built: 2024 Lot Sz Ar: 2,117 sqft Lot Shape: Access: Back Lane, Landscaped, Street Lighting, Rectangular Lot Double Garage Detached

DOM

19 Layout Beds: 3 (3) Baths: 2.5 (2 1) Style: Townhouse Parking Ttl Park: 2 Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Lighting Ext Feat: Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator Int Feat: Closet Organizers, Kitchen Island, Pantry, 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 Bathroom, Nook, 2pc Bathroom, 3pc Ensuite bath, Kitchen, and Great Room.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MD**

**2311703**

Remarks

Pub Rmks:

**Terrific Value... Introducing the Stunning St. Andrews Model by Douglas Homes Master Builder... This exceptional 1,260 sq. ft. townhome, with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those looking to downsize without sacrificing quality. Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space. The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining. Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full bathroom. This model offers sought-after features such as no condo fees, a rear garage, a treated wood deck, a front concrete pad, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package. With its elegant finishes and thoughtful design, the St. Andrews Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home. \*\* Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz Countertops | Engineered Hardwood on Main Floor | Built-in Desk | This home will soon be move-in ready around spring of 2025, making it the perfect opportunity for those seeking a modern, low-maintenance lifestyle in the desirable Sunset Ridge community. \*\*\*\* Pictures from our St. Andrews 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**







