



THE
A-TEAM

**RE/MAX
FIRST**

198 SUNSET Heights, Cochrane T4C0C9

MLS®#: **A2181950** Area: **Sunset Ridge** Listing Date: **12/05/24** List Price: **\$550,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,549**
Lot Information Low Sqft:
 Lot Sz Ar: **3,455 sqft** Ttl Sqft: **1,549**
 Lot Shape:

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,No Animal Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 13`5"	Kitchen	Main	13`10" x 10`0"
Dining Room	Main	13`10" x 9`7"	Foyer	Main	6`11" x 4`4"
Laundry	Main	6`2" x 5`2"	2pc Bathroom	Main	6`6" x 2`8"
Bedroom - Primary	Second	13`5" x 11`1"	Walk-In Closet	Second	7`11" x 4`7"
4pc Ensuite bath	Second	9`3" x 8`4"	Bedroom	Second	10`1" x 9`10"
Bedroom	Second	10`3" x 8`8"	4pc Bathroom	Second	8`4" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614690

Zoning:
R-LD

Remarks

Pub Rmks:

Discover this pristine family home, perfectly situated on a quiet street in the desirable Sunset Ridge subdivision. Designed with functionality and style in mind, the main floor features a spacious kitchen with stainless steel appliances, a breakfast bar, and ample counter space for all your culinary adventures. The kitchen seamlessly connects to the dining area and living room, where a cozy gas fireplace creates the perfect ambiance for entertaining family and friends. The main level also includes a convenient laundry/mud room and a two-piece bathroom for added practicality. Upstairs, the generous primary bedroom boasts a large walk-in closet and a private four-piece ensuite. Two additional well-sized bedrooms and another four-piece bathroom complete the upper level, offering comfort and space for the whole family. The unfinished basement provides a blank slate for your creative vision, ready to be transformed into the space of your dreams. Outside, enjoy a charming covered front porch and a double detached garage, ideal for car enthusiasts or hobbyists, with convenient access via a paved back lane. Located close to schools, parks, and walking trails, this home offers the perfect balance of tranquility and convenience. Sunset Ridge is just minutes from downtown Cochrane and provides quick access to the breathtaking Canadian Rockies.

Inclusions:
Property Listed By:

NA
Century 21 Masters

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





