

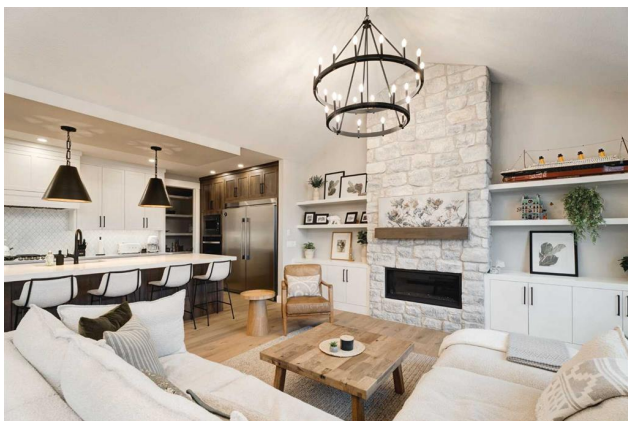


THE
A-TEAM

**RE/MAX
FIRST**

13 SUNVALLEY View, Cochrane T4C 0X8

MLS®#: **A2182601** Area: **Sunset Ridge** Listing Date: **12/13/24** List Price: **\$1,175,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **6,007 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,725**
 Low Sqft:
 Ttl Sqft: **1,725**

DOM

50
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Street Lighting,Views**
 Park Feat: **Double Garage Attached,See Remarks,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`3" x 9`6"
Living Room	Main	16`3" x 13`5"
Other	Basement	7`11" x 2`2"
Furnace/Utility Room	Basement	12`7" x 9`5"
Mud Room	Main	10`6" x 9`7"
Bedroom	Main	10`11" x 9`9"

Room	Level	Dimensions
Dining Room	Main	11`8" x 9`11"
Game Room	Basement	24`8" x 22`5"
Laundry	Main	9`8" x 5`7"
Storage	Basement	31`4" x 9`10"
Bedroom - Primary	Main	13`6" x 11`6"
Bedroom	Basement	12`6" x 10`5"

Bedroom
4pc Bathroom

Basement
Main

12`10" x 9`2"
7`11" x 4`11"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Main

8`11" x 4`11"
12`11" x 12`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

2211829

Remarks

Pub Rmks:

Welcome to 13 Sunvalley View! This home is a MUST SEE! With its smart use of space, exquisite style and a timeless design, this home offers any mature couple or family, a spacious, luxurious, yet humble home. The main floor features an OFFICE/FLEX ROOM or could be used as a secondary bedroom with a bathroom right off to the right. The OPEN CONCEPT KITCHEN and GREAT ROOM showcases a beautiful STONE FIREPLACE, VAULTED CEILINGS, and large windows, making it nice and bright! This home offers a Double attached Garage with a TANDEM PARKING setup, which gives you EXTRA room for your 'toys' or 3rd Vehicle! That's 5 parking spots! But that's not all, this home has VIEWS for DAYS as you walk out onto the balcony or look right from your window the open farm fields and deer passing by! This WALKOUT BUNGALOW offers 2 bedrooms up, 2 full bathrooms, A DOG WASH, MUDROOM with BUILT-INS and a LAUNDRY ROOM on the main floor. The large master suite features a beautiful spa-like ENSUITE with DUAL SINKS, a SOAKER TUB and a beautiful WALK-IN CLOSET with BUILT-IN SHELVING and DRAWERS. As you head downstairs to the FULLY FINISHED WALKOUT basement you will find the space has a WET BAR and two extra SPACIOUS BEDROOMS for guests or a family of 5! This home walks out onto a gorgeous path. The VIEW IS SPECTACULAR and is one you don't want to miss! Book your showing today!

Inclusions:
Property Listed By:

All Lighting Fixtures Attached
eXp Realty

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

