



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**67 SUNDOWN Terrace, Cochrane T4C 2M8**

MLS®#: **A2182877**      Area: **Sunset Ridge**      Listing Date: **01/02/25**      List Price: **\$677,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **3,530 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,768**  
 Low Sqft:  
 Ttl Sqft: **1,768**

DOM

**20**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Vinyl Siding**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Walk-In Closet	Main	5`0" x 4`3"	2pc Bathroom	Main	8`9" x 3`7"
Dining Room	Main	11`10" x 10`0"	Living Room	Main	17`6" x 12`2"
Bonus Room	Upper	14`0" x 16`0"	Laundry	Upper	7`9" x 5`6"
Bedroom	Upper	9`11" x 9`10"	Bedroom	Upper	9`9" x 9`10"
4pc Bathroom	Upper	8`8" x 5`6"	Bedroom - Primary	Upper	11`11" x 11`4"
5pc Ensuite bath	Upper	8`6" x 9`3"	Game Room	Basement	12`0" x 8`8"
Furnace/Utility Room	Basement	15`1" x 10`5"	Family Room	Basement	16`0" x 19`6"

Mud Room  
Walk-In Closet  
Entrance

Main  
Upper  
Main

9`3" x 5`6"  
3`6" x 4`8"  
11`4" x 9`5"

Kitchen With Eating Area  
Walk-In Closet

Main  
Upper

12`11" x 12`3"  
6`6" x 4`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1512587**

Zoning:  
**R-LD**

Remarks

Pub Rmks: **Welcome to 67 Sundown Terrace, Cochrane! This beautifully upgraded, energy-efficient family home is close to schools and surrounded by thoughtful landscaping, offering a perfect blend of modern living and natural charm. From cozy interiors to inviting outdoor spaces, this home is designed for your family's comfort, convenience, and enjoyment. Key features include solar panels, a surge protector, triple-pane windows, and a kitchen water filter, ensuring durability and energy efficiency. Inside, you'll find 3+1 bedrooms, including a vaulted-ceiling bonus room, 9-foot ceilings on the main floor and basement, and a finished basement with a private gym and entertainment space. Elegant interior upgrades include stone countertops, Delta faucets, an oversized soaking tub, and LED pot lights for a blend of luxury and practicality. Outside, relax on the 14x14 cedar deck, harvest from black and red currant bushes or your apple tree, grow your own produce in the greenhouse, and enjoy the garage, with epoxy flooring and roughed in for heating and with a security camera for peace of mind. Additional thoughtful features include a second-floor laundry room with a drain, extended shelving for custom pantry and entry closet storage, and extra outlets for added convenience. This smoke-free, pet-free home is the perfect place to create lasting memories with your family. Schedule your private tour today—your dream home awaits!**

Inclusions:  
Property Listed By: **None  
eXp Realty**

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













