

196 SUNSET Circle, Cochrane T4C 0C6

MLS®#: A2183052 **Sunset Ridge** Listing 12/13/24 List Price: **\$719,000** Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2007 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat: Residential

4,174 sqft

Cochrane Finished Floor Area

Abv Saft: 2,225 Low Sqft:

Backs on to Park/Green Space, Landscaped

Ttl Sqft: 2,225

Parking

DOM

<u>Layout</u>

Beds:

Baths:

Style:

39

Ttl Park: 4 Garage Sz: 2

4 (3 1)

3.5 (3 1)

2 Storey

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer:

Private Yard Ext Feat:

Construction:

Double Garage Attached, Oversized

Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate, Linoleum, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Int Feat: Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`7" x 11`3"	Office	Main	9`8" x 12`9"
Laundry	Main	8`7" x 6`8"	Pantry	Main	4`8" x 5`6"
Kitchen With Eating Area	Main	1`4" x 14`0"	Dining Room	Main	10`4" x 13`0"
Living Room	Main	14`0" x 16`0"	Bedroom - Primary	Upper	14`11" x 12`11"
Bonus Room	Upper	12`9" x 14`5"	Bedroom	Upper	9`11" x 12`2"
Bedroom	Upper	10`11" x 9`9"	Bedroom	Lower	11`0" x 13`0"
Furnace/Utility Room	Lower	6`8" x 7`6"	Flex Space	Lower	26`5" x 14`9"

2pc BathroomMain2`10" x 6`7"4pc Ensuite bathUpper14`2" x 6`8"4pc BathroomUpper4`11" x 8`5"3pc BathroomLower4`11" x 9`3"Legal/Tax/Financial

Title: Zoning: Fee Simple R-LD

Legal Desc: **0611760**

Remarks

Pub Rmks:

This beautiful, fully finished home is in a prime location and would be ideal for any family. Backing onto a large park, this home features low maintenance landscaping and allows you to simply move in and enjoy life. The park is a perfect backdrop and the kids can easily walk to the playground, kick a soccer ball around, or hang out with friends all summer long. The main floor office is perfect for anyone that works from home and the double attached garage will keep your cars frost-free all winter. As you enter the heart of the home, you'll first notice the 2 storey ceiling in the great room with an abundance of natural light, making the entire house feel open and airy. The rest of the main floor is well designed with a large dining area, three way gas fireplace, spacious kitchen with maple shaker style cabinets and stainless steel appliances including a newer stove and dishwasher. The walkthrough pantry leads to the laundry room and garage entry. The upper level features a gorgeous and bright bonus room, primary suite with walk in closet, full ensuite and massive bedroom that easily fits a king sized bed. There's another full bathroom and two large kids rooms on this level. The fully finished lower level has a 4th bedroom, another bathroom with oversized shower and a huge rec room. The back deck leads to a lower level seating area and there's room for a trampoline or other entertainment space. This community is a family favourite with its mature trees, walking paths, stunning views and close proximity to schools and all the amenities at the Trading Post.

Inclusions:
Property Listed By:

fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener with 2 remotes, central vacuum system with attachments

CIR Realty

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



























