



THE A-TEAM

RE/MAX FIRST

196 SUNSET Circle, Cochrane T4C 0C6

MLS@#: A2183052 Area: Sunset Ridge Listing Date: 12/13/24 List Price: \$719,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Cochrane
Year Built: 2007
Finished Floor Area: 2,225
Lot Information: Lot Sz Ar: 4,174 sqft, Ttl Sqft: 2,225

DOM: 8
Layout: Beds: 4 (3 1), Baths: 3.5 (3 1), Style: 2 Storey
Parking: Ttl Park: 4, Garage Sz: 2

Access: Backs on to Park/Green Space, Landscaped
Lot Feat: Double Garage Attached, Oversized
Park Feat:

Utilities and Features

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Laundry, Kitchen, Living Room, Bonus Room, Bedroom, Furnace/Utility Room, Office, Pantry, Dining Room, Bedroom - Primary, Bedroom, Flex Space with their respective levels and dimensions.

2pc Bathroom  
4pc Bathroom

Main  
Upper

2`10" x 6`7"  
4`11" x 8`5"

4pc Ensuite bath  
3pc Bathroom  
Legal/Tax/Financial

Upper  
Lower

14`2" x 6`8"  
4`11" x 9`3"

Title:  
**Fee Simple**  
Legal Desc:

**0611760**

Zoning:  
**R-LD**

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**





















