



THE
A-TEAM

**RE/MAX
FIRST**

16 SUNSET Close, Cochrane T4C0B3

MLS®#: **A2184972** Area: **Sunset Ridge** Listing Date: **01/02/25** List Price: **\$749,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,585 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,474**
 Low Sqft:
 Ttl Sqft: **2,474**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Garden,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Off Street**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Storage**

Construction: **Concrete,Manufactured Floor Joist,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Vinyl Windows,Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions
Family Room	Second	19`5" x 13`5"
Bedroom	Second	13`2" x 9`11"
Walk-In Closet	Second	9`11" x 4`11"
5pc Ensuite bath	Second	13`2" x 10`9"
Kitchen	Main	14`5" x 12`10"
Pantry	Main	6`0" x 9`8"

Room	Level	Dimensions
Bedroom	Second	12`5" x 11`2"
4pc Bathroom	Second	9`10" x 4`11"
Bedroom - Primary	Second	21`1" x 16`1"
Dining Room	Main	11`11" x 9`1"
Living Room	Main	14`6" x 12`10"
Den	Main	14`5" x 9`9"

Office
2pc Bathroom
Game Room
Other

Main
Main
Basement
Basement

9`4" x 9`9"
7`6" x 2`11"
7`0" x 10`3"
9`2" x 9`9"

Laundry
Game Room
4pc Bathroom
Family Room

Main
Basement
Basement
Basement

8`9" x 10`8"
27`9" x 22`3"
8`0" x 4`11"
19`5" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0514446

Remarks

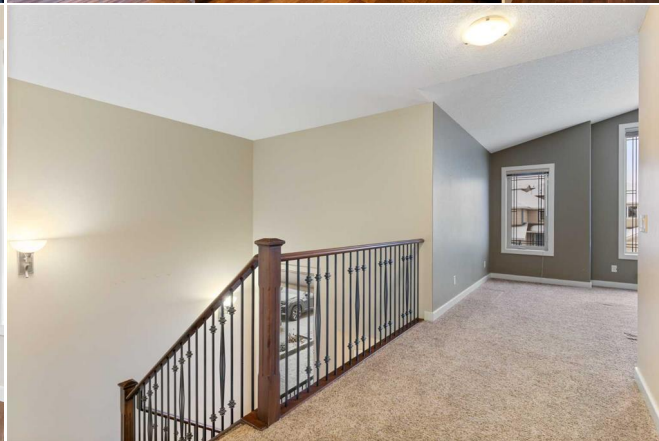
Pub Rmks: **This beautifully designed home offers abundant space and comfort, with thoughtful details throughout. Unlike most properties, it backs onto open space rather than a neighbor's yard, providing enhanced privacy. This home boasts a welcoming living room, a versatile bonus room, and a spacious recreational area that is perfect for relaxation and entertainment, making the fourth bedroom an excellent guest retreat. With over 3,500 sq. ft. of fully finished living space across all floors, this stunning home combines style and convenience. The grand entrance greets you with high ceilings, while crown molding in the kitchen and dining room adds a touch of elegance. The office is equipped with full-height cabinets, offering ample storage, and the oversized walkthrough pantry provides seamless access between the kitchen and mudroom. The laundry room includes a sink for added functionality, and the primary ensuite features a luxurious jetted tub, a standalone shower, and double vanities. Additional highlights include in-floor heating in both the basement and garage for year-round comfort, a built-in home speaker system for seamless audio, under-cabinet lighting in the kitchen for both ambiance and practicality, and a fully landscaped yard featuring a charming garden shed. Located in the scenic Sunset Ridge community, the home showcases stunning mountain views from the primary bedroom and sweeping sky views. The neighborhood offers miles of walking trails, multiple playgrounds, and close proximity to schools, with a school bus stop just steps from your backyard. You don't want to miss this beautiful home! Call now to book your showing!**

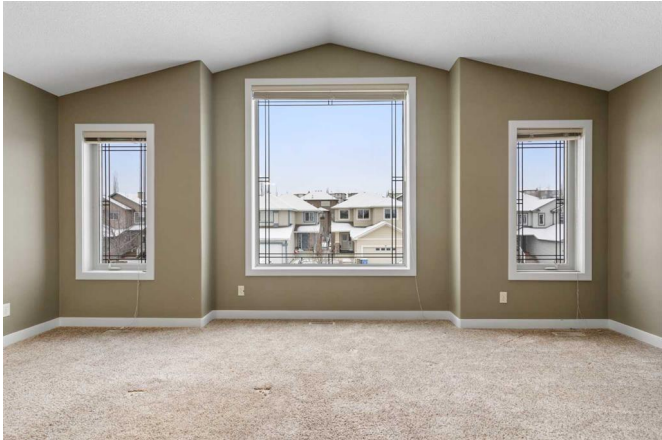
Inclusions: **none**
Property Listed By: **Royal LePage Benchmark**

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













16 Sunset Cl, Cochrane, AB

Main Floor Exterior Area 1180.07 sq ft
Excluded Area 461.04 sq ft



PREPARED: 2024/12/31



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

16 Sunset Cl, Cochrane, AB

2nd Floor Exterior Area 1200.27 sq ft
Excluded Area 26.03 sq ft



PREPARED: 2024/12/31



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

16 Sunset Cl, Cochrane, AB

Basement (Below Grade) Exterior Area 1132.17 sq ft



PREPARED: 2024/12/31



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

16 Sunset Ct, Cochrane, AB

Main Building, Total Exterior Area Above Grade 2474.54 sq ft



While dimensions are extracted from floor area in QCLUCS floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED 20241201
GUIDE