



THE
A-TEAM

**RE/MAX
FIRST**

140 SUNDOWN Road, Cochrane T4C 2M5

MLS®#: **A2186404**

Area: **Sunset Ridge**

Listing Date: **01/16/25**

List Price: **\$492,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2017**

Lot Information

Lot Sz Ar: **1,950 sqft**
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,344**

Low Sqft:

Ttl Sqft: **1,344**

DOM

5

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **3**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	10`3" x 10`6"	Foyer	Main	6`1" x 10`4"
2pc Bathroom	Second	4`10" x 4`11"	Dining Room	Second	13`3" x 8`8"
Kitchen	Second	16`11" x 11`2"	Living Room	Second	13`3" x 13`1"
4pc Bathroom	Third	5`0" x 8`4"	4pc Ensuite bath	Third	4`11" x 9`0"
Bedroom	Third	8`5" x 12`0"	Bedroom	Third	8`1" x 12`0"
Bedroom - Primary	Third	11`7" x 15`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

1512560

Remarks

Pub Rmks: | **NO CONDO FEES | ATTACHED GARAGE | 4 BEDROOM CONDO - Welcome Home! To your new west-facing townhouse featuring 4 bedrooms, 2.5 bathrooms, and 1,325 sq ft of expertly designed living space. Nestled in the sought-after community of Sunset Ridge. Offering modern living at its finest, this property is thoughtfully equipped with Central A/C, a single attached garage with 220v power, and an extended driveway that accommodates two additional vehicles. This townhouse boasts both elegance and functionality. Located within a master-planned neighbourhood, it offers unparalleled access to top-tier amenities, including Schools, scenic ravines, parks, and playgrounds—all just a short walk away. Step inside to notice the open-concept layout, soaring ceilings, and an abundance of natural light pouring in through large windows that illuminate the spacious living and kitchen areas. Rich laminate floors seamlessly flow throughout the main level, while the generously sized living room offers ample space for relaxation and entertainment. A stunning dining feature wall sets the tone for formal meals or casual gatherings. The kitchen boasts plenty of counter space, storage, and an impressive pantry, it's perfect for both everyday meals and hosting guests. The sleek design includes Shaker-style cabinetry, quartz countertops, a brick-patterned backsplash, and a large kitchen island—ideal for meal prep or casual dining. Pendant lighting and modern finishes complete the chic aesthetic. Step outside to your private balcony, featuring a convenient gas line for effortless BBQs and outdoor enjoyment. The home is ideally situated within walking distance to Rancheview School (K-9) , the ravine, parks, and playgrounds. Don't miss out on this fantastic opportunity to own a beautiful home in one of Cochrane's most sought-after communities. Schedule your showing today!**

Inclusions:
Property Listed By: **N/A**
MaxWell Capital Realty

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







