



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 SUNSET Manor, Cochrane T4C 0N2**

MLS®#: **A2186551**      Area: **Sunset Ridge**      Listing Date: **01/22/25**      List Price: **\$946,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **4,362 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,516**  
 Low Sqft:  
 Ttl Sqft: **2,516**

DOM

**11**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped,Rectangular Lot**

Park Feat:

**Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Private Yard,Storage**

Construction: **Cement Fiber Board,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`11"	Kitchen	Main	13`0" x 15`5"
Living Room	Main	13`11" x 1`2"	Dining Room	Main	12`11" x 12`1"
4pc Bathroom	Second	11`3" x 4`11"	Bedroom - Primary	Second	12`7" x 19`2"
5pc Ensuite bath	Second	14`1" x 13`4"	Bedroom	Second	10`1" x 15`7"
Bedroom	Second	10`7" x 14`8"	Bonus Room	Second	14`1" x 14`2"
Laundry	Second	7`1" x 6`2"	4pc Bathroom	Lower	13`3" x 4`11"
Bedroom	Lower	11`11" x 6`4"	Game Room	Lower	13`5" x 19`2"

Game Room

Lower

12`2" x 14`9"

Furnace/Utility Room  
Legal/Tax/Financial

Lower

11`10" x 19`6"

Title:  
**Fee Simple**  
Legal Desc:

002901

Zoning:  
**R-MX**

Remarks

Pub Rmks:

**OPEN HOUSE SUN FEB 2 from 1-3PM. Welcome to 32 Sunset Manor in the highly sought-after Sunset Ridge community in Cochrane, AB! This beautiful family home offers breathtaking mountain views and features over 3518sf of total living space with 4 bedrooms, 3.5 bathrooms, and a coveted walkout basement that backs directly onto the stunning Sunset Ridge Pond. With southern exposure, this home is flooded with natural light throughout the day, while central air conditioning ensures comfort year-round. Smart technology is integrated to control both the furnace and AC, along with self-monitored security cameras for added peace of mind. This home has had over \$50k of upgrades over the past 2.5 years. The open-concept main floor is perfect for entertaining family and friends, showcasing engineered acacia hardwood floors, a cozy living room with a gas fireplace, and a spacious kitchen and dining area with doorway to the upper balcony. Enjoy spectacular views of the pond and mountains from every angle. The gourmet kitchen is a chef's dream, offering ample counter space, a convenient prep island, a large peninsula, corner pantry, stainless steel appliances, a gas cooktop, built-in oven and microwave, quartz countertops, and tile backsplash. A discreet 2pc bath and mudroom complete this level, along with upgraded light fixtures and Hunter Douglas window treatments throughout. Upstairs, you'll find a luxurious primary suite with stunning mountain and pond views, along with a spa-like 5pc ensuite featuring two walk-in closets, dual vanities, a makeup table, a large soaker tub, separate shower and private toilet. Two generously sized bedrooms for the kids, a 4pc main bath, a convenient laundry room, and a spacious bonus room (perfect for a bedroom, games/media room, or office) with pocket doors for privacy complete the second floor. The fully finished walkout basement offers vinyl plank flooring throughout, including a 4th bedroom (or office), a 4pc bath, and a large family room with designated spaces for family movie nights, a gym, play area or craft room. Walk out to the lower patio and enjoy your landscaped, fully fenced backyard, which borders the peaceful pond. Located within walking distance to playgrounds, K-8 and high schools, sports fields, scenic walking and biking paths, and the proposed new community center, this stunning home is ideal for active families seeking a balanced lifestyle. Sunset Ridge also offers great amenities, including medical and veterinary clinics, a pharmacy, a gas station, bakery, and a local pub. Don't miss the chance to see this exceptional property, and be sure to check out the 3D tour. Call your favourite realtor today to book a viewing!**

Inclusions:  
Property Listed By:

**Bar & Beverage Fridge, Deck Awning, Storage Shed, Cedar planters on patio, Self-monitored security cameras  
Royal LePage Benchmark**

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





















