



THE
A-TEAM

**RE/MAX
FIRST**

3 SUNDOWN Way, Cochrane T4C 2M4

MLS®#: **A2186840** Area: **Sunset Ridge** Listing Date: **01/10/25** List Price: **\$849,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **6,124 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,392**
 Low Sqft:
 Ttl Sqft: **2,392**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Lawn,Garden,Irregular Lot,Landscaped,Street Lighting,Wedge Shaped Lot
Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Playground,Storage**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**

Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 5`2"
Foyer	Main	12`9" x 9`2"
Living Room	Main	17`9" x 13`0"
Pantry	Main	6`6" x 4`10"
5pc Ensuite bath	Second	10`3" x 9`9"

Room	Level	Dimensions
Dining Room	Main	13`10" x 11`0"
Kitchen	Main	15`6" x 13`11"
Mud Room	Main	5`0" x 4`5"
4pc Bathroom	Second	9`0" x 4`11"
Bedroom	Second	15`11" x 9`7"

Bedroom
Bonus Room
3pc Bathroom
Exercise Room

Second
Second
Lower
Lower

12`7" x 9`11"
26`10" x 17`4"
9`8" x 4`10"
16`11" x 15`6"

Laundry
Bedroom - Primary
Bedroom
Storage

Second
Second
Lower
Lower

9`0" x 5`6"
17`11" x 13`11"
15`1" x 12`7"
17`1" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1412251

Zoning:
R-LD

Remarks

Pub Rmks:

An exceptional family home in desirable Sunset Ridge in Cochrane. This stunning home is fully finished from fence to fence, inside and out. Move in ready and flexible possession. Just steps from RancheView School (K-8) and backing onto the pathway that takes you to the pond, parks and beyond to explore your wonderful family neighborhood. Ensure you view all the photos to see summer pictures of this beautiful property. Enter to the open, tiled foyer to warmth and comfort. A spacious living area with hardwood floors and stone fireplace. The beautiful Chef's style kitchen has it all. Enjoy stunning and contemporary cabinets and counter tops, large pantry, huge island and stainless steel appliance package including a gas cooktop and double wall ovens. Step out from the dining area to entertain on the large, wrap around deck with bbq gas line. From the deck, step down to your spacious, south facing backyard. Plenty of room to roam, play, garden and enjoy the sun. The green space behind takes you to 'Sunset Pond' for a great walk or bike ride. The upper level boasts a large bonus room for extra family space. Two great sized kids bedrooms and 4pc bath. There is a king size, primary suite with stunning 5pc ensuite and walk in closet. Enjoy the convenient upper floor laundry room and computer/reading/craft nook. Perfect for a large family. The finished lower level provides a great 4th bedroom, 3pc bath, Rec Room space, flex/work out room as well as huge storage space. There is potential for a 5th bedroom reno if needed. In this home you will also enjoy central air conditioning, a vacuum system, water softener and reverse osmosis water filter. There is even a electric vehicle charger in the garage and rough in's for solar panels! How about that! Call to book your showing now! This home won't last long.

Inclusions:
Property Listed By:

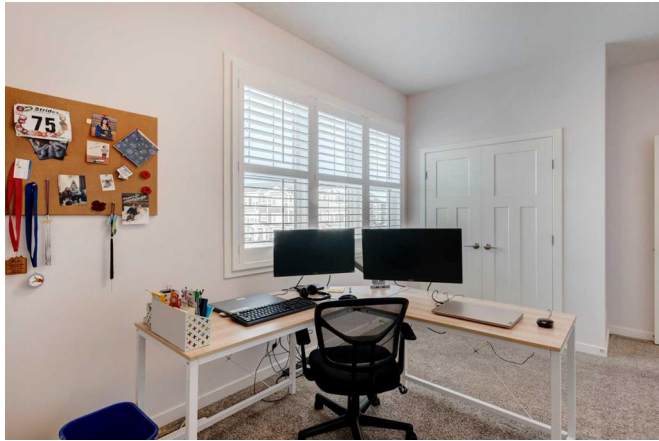
**Solar Panel Rough In, Electric Vehicle Outlet in garage
Royal LePage Solutions**

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

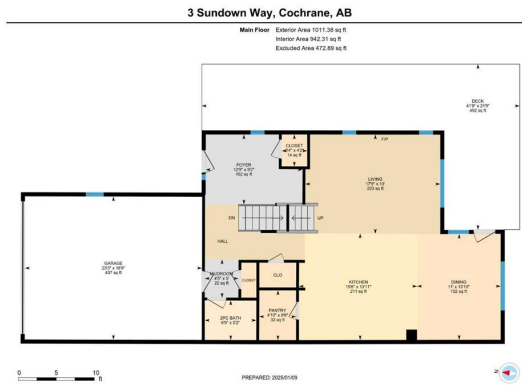




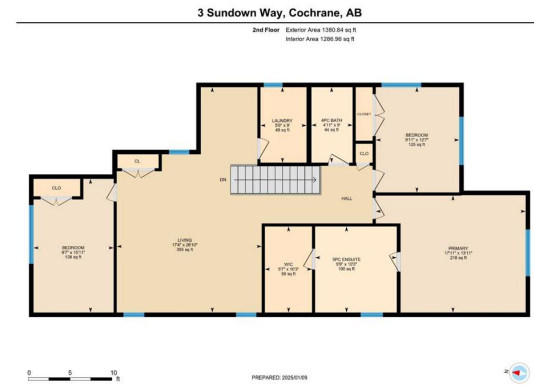








White regions are excluded from total floor area in (DUDE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 953.35 sq ft
Interior Area 959.71 sq ft



PREPARED: 2025/1/09



While regions are excluded from total floor area in G3/DE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.