



THE
A-TEAM

**RE/MAX
FIRST**

8 SUNSET Close, Cochrane T4C 0B3

MLS®#: **A2187823** Area: **Sunset Ridge** Listing Date: **01/15/25** List Price: **\$764,000**
 Status: **Active** 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: **4,592 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,428**
 Low Sqft:
 Ttl Sqft: **2,428**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Lawn, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bar, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 7`10"	Kitchen	Main	16`6" x 11`5"
Living Room	Main	14`11" x 16`6"	Laundry	Main	8`8" x 5`1"
Office	Main	9`11" x 13`0"	2pc Bathroom	Main	
Bedroom - Primary	Second	15`9" x 15`11"	Bedroom	Second	11`7" x 10`10"
Bedroom	Second	10`9" x 12`6"	Den	Second	12`6" x 12`6"
Family Room	Second	13`11" x 15`5"	4pc Bathroom	Second	
4pc Ensuite bath	Second		Bonus Room	Basement	10`1" x 12`2"

Game Room
Furnace/Utility Room

Basement
Basement

25`9" x 16`5"
11`1" x 16`9"

Storage
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

11`5" x 10`3"

Title:
Fee Simple
Legal Desc:

0514446

Zoning:
R-LD

Remarks

Pub Rmks:

*****OPEN HOUSE THIS SATURDAY, JANUARY 25TH & SUNDAY, JANUARY 26TH FROM 12-2PM*** Welcome to 8 Sunset Close, Cochrane, Alberta! This beautifully updated property features all new appliances in the kitchen, fresh paint throughout and new vinyl plank flooring in both the living room and office, creating a modern and inviting atmosphere. With over 3,000 square feet of thoughtfully designed living space, you'll find a spacious upper-level bonus room, perfect for family gatherings or a cozy movie night. The office area includes a built-in workstation, ideal for remote work or study. The home boasts three generous bedrooms, including a luxurious primary suite complete with a large ensuite featuring an oversized shower, a relaxing soaker tub with tile surround, and an expansive walk-in closet. The main level showcases elegant tile flooring and an open-concept kitchen that seamlessly flows into the dining and living areas, highlighted by a cozy gas fireplace. The lower level offers additional flexibility with another office area, a large family room with a wet bar, and another gas fireplace—perfect for entertaining. Step outside to a beautifully landscaped yard with underground sprinklers and a charming patio area, ideal for summer barbecues and outdoor relaxation. Enjoy year-round sunshine on the south-facing balcony, and take advantage of the oversized double garage, complete with hot and cold water taps. This home is immaculate and ready for immediate possession, with central air and recent updates including a freshly painted wood trim exterior. Located just a block away from the pond plus fantastic walking and biking paths that lead into the heart of Cochrane, this property is a true gem. Don't miss out—come see this beautiful home before it's gone!**

Inclusions:
Property Listed By:

**Refrigerator in Garage
Royal LePage Benchmark**

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













