

63 SUNDOWN Crescent, Cochrane T4C 2T2

Utilities:

MLS®#: A2189014 Area: Sunset Ridge Listing 01/29/25 List Price: **\$939,900**

Status: Active **Rocky View County** Change: County: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: City/Town: Cochrane

Lot Information

Lot Shape:

Year Built:

Lot Sz Ar:

Residential **Detached**

2022

4,115 sqft

Low Sqft: Ttl Sqft: 2.412

Abv Saft:

Finished Floor Area

2,412

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

3

Ttl Park: 4 2 Garage Sz:

4 (4)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped

Double Garage Attached

Utilities and Features

Roof: **Asphalt** Construction:

Fireplace(s), Forced Air, Natural Gas Cement Fiber Board, Stone, Wood Frame Heating:

Sewer: Flooring:

Ext Feat: Carpet, Hardwood, Tile Balcony Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Vaulted Ceiling (s), Walk-In

Closet(s), Wet Bar

Room Information

Room Level Level Dimensions Dimensions Room **Dining Room** Kitchen Main 13`4" x 9`6" Main 14`5" x 10`2" **Living Room** Main 15`0" x 11`5" **Mud Room** Main 8`6" x 4`11" Office Main 9`1" x 7`5" **Family Room** Basement 16`7" x 13`8" Other 9`4" x 6`11" **Bonus Room** 19`11" x 13`7" **Basement** Upper Laundry Main 7`7" x 5`8" **Bedroom - Primary** Upper 15`11" x 14`6" **Bedroom** Upper 12`6" x 10`6" **Bedroom** Upper 12`6" x 10`6"

Bedroom 3pc Ensuite bath 5pc Bathroom Upper Basement Upper 13`1" x 10`6" 10`5" x 7`5" 10`11" x 9`11" 2pc Bathroom 4pc Bathroom Main Upper 5`0" x 4`11" 7`7" x 7`7"

Legal/Tax/Financial

Title: Fee Simple

Zoning: R-LD

All Lighting Fixtures Attached, Automatic Blinds, Barn Door with Attachments

Legal Desc: **1812037**

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY 2PM - 4PM | Discover your dream home in the sought-after community of Sunset Ridge! This stunning newly constructed FULLY FINISHED, WALKOUT home backs onto scenic WALKING PATHS and features a WEST-FACING BACKYARD, perfect for soaking in breathtaking sunsets from the back deck. The OPEN-CONCEPT main floor boasts a bright and airy feel with a light colour palette, expansive windows with AUTOMATIC BLINDS, and elegant finishes throughout. The kitchen is a chef's delight with ample cabinetry, a LARGE ISLAND with a BREAKFAST BAR, QUARTZ COUNTERTOPS, and a WALK-THRU PANTRY complete with BUILT-IN SHELVES. The main floor counter space also offers a COFFEE BAR perfect for entertaining guests and, leads to a functional MUDROOM with BUILT-IN BENCHES. Upstairs, you'll find a spacious BONUS ROOM with soaring VAULTED CEILINGS, a well-appointed LAUNDRY ROOM with built-in cabinetry and counter space. The luxurious primary suite features the opportunity to wake up to MOUNTAIN VIEWS as you can view them right from your bed, a 5-piece ensuite with a DOUBLE VANITY, QUARTZ COUNTERS, a SOAKER TUB, a tiled shower, as well as a WALK-IN CLOSET with BUILT-IN SHELVING. The FULLY FINISHED WALKOUT BASEMENT adds even more living space, complete with a WET BAR, BAR FRIDGE, a 3-piece bathroom, a fourth bedroom and a SAUNA to enjoy and relax in, after a long day. Step outside to enjoy the beautifully landscaped backyard from the AGGREGATE PATIO overlooking the pathways. This home is the perfect blend of luxury, comfort, and convenience and is meticulously well kept—don't miss your chance to make it yours!

Inclusions:

Property Listed By: **eXp Realty**

eXp Realty

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





















