



THE
A-TEAM

**RE/MAX
FIRST**

147 SUNSET Close, Cochrane T4C 0B1

MLS®#: **A2189094** Area: **Sunset Ridge** Listing **01/20/25** List Price: **\$769,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 13-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **4,726 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,962**
 Low Sqft:
 Ttl Sqft: **1,962**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl Plank**
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garburator,Gas Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Recessed Lighting,Soaking Tub,Steam Room,Sump Pump(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	3`9" x 4`5"	Office	Main	9`8" x 10`1"
Living Room	Main	12`7" x 12`11"	Kitchen	Main	19`0" x 12`11"
Dining Room	Main	9`10" x 5`0"	Laundry	Main	7`5" x 8`1"
2pc Bathroom	Main	5`4" x 4`11"	Bedroom - Primary	Second	15`4" x 15`11"
5pc Ensuite bath	Second	13`1" x 13`1"	Bedroom	Second	13`10" x 11`3"
Bedroom	Second	13`3" x 10`3"	5pc Bathroom	Second	13`1" x 4`11"

Family Room
4pc Bathroom

Lower
Lower

27`8" x 13`0"
7`2" x 9`4"

Bedroom
Mud Room
Legal/Tax/Financial

Lower
Lower

12`10" x 8`5"
9`11" x 5`0"

Title:
Fee Simple
Legal Desc:

0514446

Zoning:
R-LD

Remarks

Pub Rmks:

Are you looking for a fully finished home, full of natural light, with mountain views? With all the upgrades? Then look no further than 147 Sunset Close in the sought-after community of Sunset Ridge. With over 2890 sqft of fully finished space with upgrades including granite countertops in the kitchen & bathrooms, 9 ft ceilings, air conditioning, insulated drywalled double attached garage with heater & shelving, huge south facing windows on every level, mountain views, audio surround system on the main floor / primary bedroom & ensuite, central vacuum - the list goes on and on. The house was updated in 2021 including re-painting the entire house, new carpet, new luxury vinyl plank flooring in living room & office, new light fixtures, new window coverings that open top down - bottom up, new appliances (washer, dryer, fridge and dishwasher) & landscaping (trees, lilac bushes, perennial bushes and raised garden beds). Pride of ownership greets you as you walk through the front door into the spacious entrance, with a double front door closet. It leads into a generous office with adjustable lighting for its chandelier, luxury vinyl plank flooring & a large window with views of the front yard. The ceramic tile leads you into the kitchen, pantry, 2 piece bathroom & laundry room. The good-sized living room presents an extensive picture window, updated tiled fireplace & luxury vinyl plank flooring. The open floor plan leads in the gourmet kitchen & dining area. The huge kitchen presents granite countertops, a capacious island, updated backsplash & stainless steel appliances. Lots of cabinets for storage plus a walk-through pantry for all the extras. Built in pot lights, adjustable over the island lighting & undercabinet lighting makes this kitchen bright & cheerful. The dining area is surrounded by picture windows & leads out to the deck with a gas outlet for your BBQ. The convenient main floor laundry room has a storage cabinet c/w granite laundry sink, walk-in closet & leads out to the heated garage. The 2nd level is carpeted, with ceramic tile in the bathrooms. The extravagant primary bedroom also includes large picture windows with magnificent mountain views, adjustable lighting & a wallpapered feature wall. The huge 5 piece ensuite includes a walk-in closet, a large soaker tub & private water closet. The 2 other bedrooms are also large with picture windows, wallpapered feature wall & generous closets. The 5 piece bathroom completes this level. The walk-out basement, also with 9 ft ceilings, has laminate flooring in the vast bright family room with lots of picture windows. The bedroom is spacious and carpeted, with a large closet. The 4 piece bathroom has ceramic tile flooring. Outside the property is landscaped with trees, fruit trees, lilac bushes & perennial flower / vegetable gardens. The shed & raised gardens are included with the house. A cement front porch, stairs down the side of the house & huge patio in the backyard makes entertaining a dream. Come view today.

Inclusions:
Property Listed By:

NONE
Royal Lepage Tamarack Trail Realty

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







