



THE
A-TEAM

**RE/MAX
FIRST**

15 SUNSET Park, Cochrane T4C0N4

MLS®#: **A2190199** Area: **Sunset Ridge** Listing Date: **01/28/25** List Price: **\$849,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,713 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,503**
 Low Sqft:
 Ttl Sqft: **2,503**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings,Double Vanity,Kitchen Island,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 11`1"	Kitchen	Main	11`9" x 14`1"
Dining Room	Main	12`1" x 12`10"	Living Room	Main	14`1" x 18`7"
Mud Room	Main	5`1" x 6`6"	Bedroom - Primary	Upper	12`6" x 19`1"
Bedroom	Upper	9`1" x 13`3"	Bedroom	Upper	10`7" x 11`7"
Bonus Room	Upper	11`11" x 14`0"	Laundry	Upper	6`0" x 6`11"
Family Room	Lower	15`9" x 19`0"	Bedroom	Lower	9`4" x 15`5"
Flex Space	Lower	6`10" x 17`8"	2pc Bathroom	Main	4`9" x 5`4"

4pc Bathroom
4pc Bathroom

Upper
Lower

6`11" x 7`11"
5`3" x 9`4"

5pc Ensuite bath

Upper

13`5" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813662

Zoning:
R-LD

Remarks

Pub Rmks: ****OPEN HOUSE SAT FEB 1ST 12:30-2:30PM & FEB 2ND 2-4PM**.** Welcome to Your Dream Home in Sunset Ridge. Discover the perfect blend of modern elegance and country charm in this stunning home located in the sought-after community of Sunset Ridge in Cochrane. This incredible Jayman built property boasts a spacious kitchen complete with gorgeous dark cabinets, sleek granite countertops and stainless steel appliances. The central island provides ample workspace, making it a chef's delight. Imagine enjoying your meals while soaking in the breathtaking mountain views. The inviting living area features a cozy fireplace and distinctive ceiling beams, creating a warm and welcoming atmosphere. Venture upstairs to find three beautifully appointed bedrooms. Two bedrooms share a stylish 4-piece bath, while the master suite offers a private retreat with unique ceiling beams, a generous walk-in closet, and an exquisite 5-piece ensuite with stunning mountain vistas. A fabulous bonus room and convenient laundry complete the upper level, while the fully developed walk-out basement provides additional living space attention to detail is evident throughout this home, making it a must-see for discerning buyers. Savor the tranquility of your screened-in porch off the walk-out basement, offering an extra layer of privacy. This home stands out as the only one on the street with a wooden fence, enhancing seclusion and featuring a garden shed and a few trees. During the summer, enjoy the refreshing coolness provided by your central air conditioning. In the winter, appreciate the warmth of your heated garage for your vehicles along with the extra storage space. Nestled in a friendly cul-de-sac, this neighborhood radiates a sense of community, complete with a central park and playground for kids. Enjoy the convenience of nearby schools, shopping, and scenic walking paths. Whether you prefer the city or the mountains, both are just a short commute away. Make this beautiful home in Sunset Ridge your own, and embrace the lifestyle you've always dreamed of!

Inclusions: none
Property Listed By: **CIR Realty**

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













