



THE
A-TEAM

**RE/MAX
FIRST**

204 SUNDOWN View, Cochrane T4C 0H4

MLS®#: **A2191038**

Area: **Sunset Ridge**

Listing Date: **01/30/25**

List Price: **\$569,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$6k, 10-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Cochrane**
Year Built: **2017**

Lot Information
Lot Sz Ar: **2,690 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Street Lighting**
Park Feat: **Single Garage Attached**

DOM

23
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Water Softener**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`4"
Kitchen	Main	9`1" x 12`5"
3pc Ensuite bath	Second	9`1" x 4`11"
Bedroom	Second	9`0" x 12`5"
Family Room	Second	13`8" x 9`10"
Walk-In Closet	Second	5`8" x 9`2"

Room	Level	Dimensions
Dining Room	Main	9`9" x 14`4"
Living Room	Main	15`1" x 12`5"
4pc Bathroom	Second	4`11" x 7`8"
Bedroom	Second	9`8" x 12`5"
Bedroom - Primary	Second	13`0" x 18`0"
Other	Basement	18`2" x 36`1"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-MX

Legal Desc:

1612165

Remarks

Pub Rmks:

THREE BEDROOMS | ENSUITE | WHITE KITCHEN | ATTACHED GARAGE | BACKS ONTO TOWN EASTERN BOUNDRY | Welcome to this charming home in the family-friendly community of Sunset! As you enter the home, you're greeted by a spacious foyer with a closet for added convenience, along with a convenient half bath for guests. The spacious family room, with its open layout, seamlessly flows into a large designated dining area that overlooks the backyard and the tranquil farmers field beyond—perfect for both entertaining and cozy family time. The functional kitchen is a standout, featuring sleek white counters, a flush eating bar, pendant lighting, and stainless steel appliances, making cooking and meal prep a breeze. Upstairs, the primary suite offers a peaceful retreat with its own private 3-pc ensuite and a generously sized walk-in closet. Two additional bedrooms, 4pc bathroom and laundry room round out the main floor, while a centralized flex space offers versatile options for a bonus room or office space. The basement is roughed-in with 3-piece plumbing, providing ease of finishing for future development. The single attached garage adds practical storage and parking options. Outside, the backyard is designed for low-maintenance enjoyment, featuring a deck that overlooks the farmers field. It's the perfect spot for sipping your morning coffee while watching the sunrise, offering a serene and picturesque start to your day. This home is located within walking distance of Ranchview School. Sunset Ridge features an abundance of parks and pathways, an outdoor exercise circuit, and plenty of opportunities to watch wildlife around the pond. The neighbourhood has quick access to Highway 22, a convenience store gas station, restaurants, doctors office, pharmacy, and more! Schedule your showing today to see why Living in Cochrane in Loving where you Live.

Inclusions:

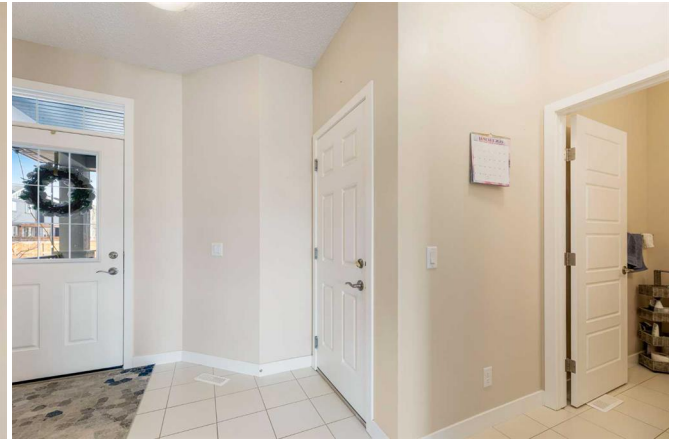
Deep Freeze

Property Listed By:

Royal LePage Benchmark

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

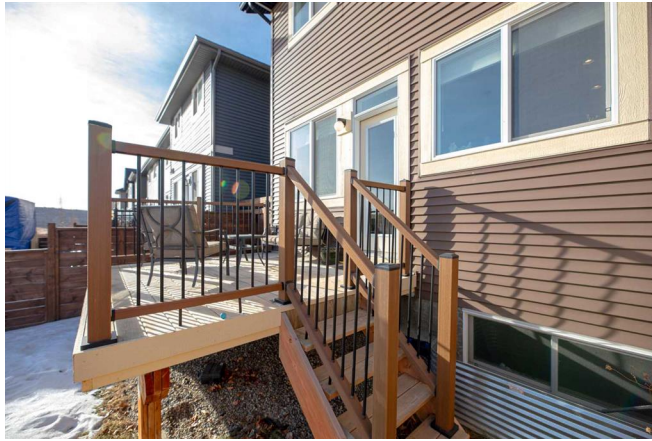












204 Sundown Vw, Cochrane, AB

Upper Level Exterior Area 921.22 sq ft
Interior Area 846.43 sq ft
Excluded Area 12.96 sq ft

204 Sundown Vw, Cochrane, AB

Main Level Exterior Area 702.51 sq ft
Interior Area 650.88 sq ft
Excluded Area 148.05 sq ft

