



THE
A-TEAM

**RE/MAX
FIRST**

67 SUNDOWN Terrace, Cochrane T4C 2M8

MLS® #: **A2196031** Area: **Sunset Ridge** Listing Date: **02/25/25** List Price: **\$649,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2016** Abv Sqft: **1,768**
Lot Information Low Sqft:
 Lot Sz Ar: **3,530 sqft** Ttl Sqft: **1,768**
 Lot Shape:

DOM

-0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Oven,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-LD**
 Legal Desc: **1512587**

Remarks

Pub Rmks: **Welcome to 67 Sundown Terrace, Cochrane! This beautifully upgraded, energy-efficient family home is close to schools and surrounded by thoughtful landscaping, offering a perfect blend of modern living and natural charm. From cozy interiors to inviting outdoor spaces, this home is designed for your family's comfort, convenience, and enjoyment. Key features include solar panels, a surge protector, triple-pane windows, and a kitchen water filter, ensuring durability and energy efficiency. Inside, you'll find 3+1 bedrooms, including a vaulted-ceiling bonus room, 9-foot ceilings on the main floor and basement, and a finished basement with a private gym and entertainment space. Elegant interior upgrades include stone countertops, Delta faucets, an oversized soaking tub, and LED pot lights for a blend of luxury and practicality. Outside, relax on the 14x14 cedar deck, harvest from black and red currant bushes or your apple tree, grow your own produce in the greenhouse, and enjoy the garage, with epoxy flooring and roughed in for heating and with a security camera for peace of mind. Additional thoughtful features include a second-floor laundry room with a drain, extended shelving for custom pantry and entry closet storage, and extra outlets for added convenience. This smoke-free, pet-free home is the perfect place to create lasting memories with your family. Schedule your private tour today—your dream home awaits!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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











