



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 SUNDOWN Way, Cochrane T4C2M4**

MLS®#: **A2197742**

Area: **Sunset Ridge**

Listing Date: **02/27/25**

List Price: **\$838,500**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2015**  
Lot Information  
Lot Sz Ar: **3,969 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,287**  
Low Sqft:  
Ttl Sqft: **2,287**

DOM

**10**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Rectangular Lot**  
Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Subfloor,Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`0" x 12`5"
Foyer	Main	8`2" x 12`0"
Living Room	Main	12`0" x 19`0"
4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Second	15`1" x 9`9"
Bonus Room	Second	17`1" x 17`7"
Laundry	Second	8`0" x 5`7"

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 6`10"
Kitchen	Main	13`1" x 15`11"
Pantry	Main	5`8" x 4`0"
5pc Ensuite bath	Second	9`2" x 10`0"
Bedroom	Second	11`9" x 10`0"
Den	Second	8`0" x 6`11"
Bedroom - Primary	Second	13`0" x 18`0"

Walk-In Closet  
 Bedroom  
 Game Room  
 Furnace/Utility Room

Second  
 Basement  
 Basement  
 Basement

9`4" x 5`7"  
 7`4" x 23`2"  
 15`9" x 23`1"  
 8`0" x 9`6"

4pc Bathroom  
 Den  
 Storage

Basement  
 Basement  
 Basement

8`0" x 4`11"  
 12`3" x 6`9"  
 11`0" x 10`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**1412251**

Zoning:  
**R-LD**

Remarks

Pub Rmks: **Welcome to this stunning Jayman BUILT home, located in the prestigious Sunset Ridge community, where comfort, style, and convenience come together perfectly. This beautiful property is just minutes from Ranchview School, playgrounds, walking paths, and a serene pond - ideal for families who enjoy the outdoors. Step inside this thoughtfully designed home, featuring a chef's kitchen complete with granite countertops, a central island for easy meal prep and entertaining, and a spacious walk-in pantry for all your storage needs. The open-concept kitchen flows seamlessly into the inviting living room, which boasts a cozy gas fireplace, creating the perfect setting for relaxation and socializing with friends and family. On the main floor, you will also find a convenient half bathroom, making it easy for guests to feel at home. The beautiful bonus room upstairs provides a versatile space for family gatherings, movie nights, or playtime. The two additional bedrooms are generously sized and feature spacious closets, offering plenty of room for your family's needs. The primary bedroom is a true retreat, featuring a luxurious 5-piece ensuite bathroom with a soaker tub, perfect for unwinding after a long day. An additional 4-piece bathroom on the second floor and a convenient laundry room save you time by keeping everything within reach. The basement is a true masterpiece! It offers a spacious room with extra storage that can be transformed into a walk-in closet, a family room ideal for gaming or movie nights, and a 4-piece bathroom, making it perfect for hosting guests. Additionally, you can find a unique room that can provide an excellent opportunity for extra income, whether you choose to use it for eyelash extensions, massage therapy, or another home-based business. The basement features DRICORE SUBFLOOR, offering enhanced moisture protection and improved comfort. This home also boasts a double attached oversized insulated garage, perfect for your vehicles and extra storage. It features a high-efficiency furnace and water tank, ensuring optimal comfort and energy savings. The home has been FRESHLY PAINTED throughout, features BRAND NEW CARPET, and let's not forget about the ENGINEERED HARDWOOD floor, giving it a modern, move-in-ready feel. Plus, the composite siding ensures long-lasting durability and low maintenance, giving you peace of mind and enhanced curb appeal. This home truly has it all - a beautiful design, modern amenities, and a location that offers tranquillity and convenience. Don't miss the chance to make this exceptional property your new home. Schedule your private viewing today!**

Inclusions: **Trampoline.**  
 Property Listed By: **eXp Realty**

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























