

MONTÉ CARLO 7

132 Sunrise Heath • Sunset Ridge, Cochrane



2,191 sq ft.



4 Beds



2.5 Baths

SHOW HOME FEATURE SHEET



- Exterior includes horizontal james hardie siding, straight edge hardie shakes, cultured stone, smartboard battens, craftsman brackets, window grills, and pre-cast concrete porch.
- Upgraded decoration required to front, side, and rear elevation for this semi-estate lot
- ★ Oversized 21'x21' garage includes exterior man door to side wall, and a renaissance style garage door with clear glass inserts
- 8' high painted front door with clear glass insert
- ★ Raised treated wood deck to rear with smartboard posts, aluminum railings & steps to grade
- ★ 9' undeveloped walk-out basement with painted steps and floor
- 9' main floor ceilings with 8' high doors in common areas
- 8' wide patio door with transom
- Oversized windows through-out home including 1'-0" extension to main floor windows
- ★ Hardwood throughout main floor common areas, including the flex room.
- Tile to rear mudroom, laundry room, and upper floor bathrooms
- Quartz countertops throughout home

EXTERIOR & INTERIOR KEY FEATURES

Kitchen

- ★ Chef's kitchen complete w/ built-in stainless steel microwave, gas range, fridge, dishwasher & chimney style hood fan. [This is not our typical DH upgraded fridge]
- ★ 7' kitchen island complete with upgraded mainline faucet in matte black, and silgranit sink in the color coal black. Silgranit is a high-quality granite composite.
- 42" high upper kitchen cabinets with crown moulding, and increased cabinet depth above the fridge
- ★ Upgraded porcelain backsplash tile to kitchen
- Spacious walk-through pantry with 8' high obscure glass french door between kitchen and pantry

Main Floor

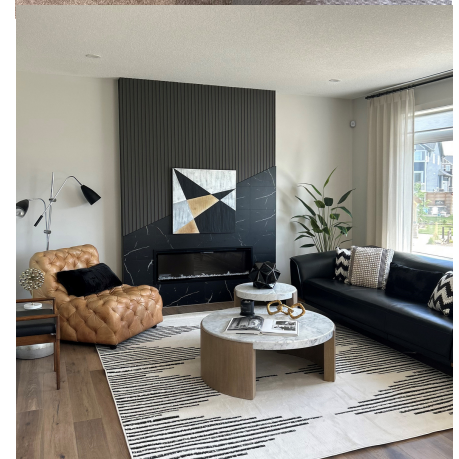
- Flex Room with double 8' high french doors with clear glass
- ★ Main floor powder room w/ standard pedestal sink, and upgraded mainline faucet
- ★ Striking electric fireplace with upgraded ceramic tile & vertical slatwall paneling
- ★ Horizontal spindle staircase railing with paint grade clad post at base of staircase
- ★ Stairs developed to basement landing. Wall between basement and upper floor staircase removed and replaced with horizontal spindles

Primary Bedroom

- Primary bedroom includes large walk-in closet and ensuite
- 2'-10" x 5'-0" tiled shower walls with fibreglass base, and large tiled 6'-0" drop-in tub. Includes 5mm glass partition between shower and tub
- Ensuite also includes separated double vanities and private water closet

Upper Floor

- Convenient upper floor laundry
- Spacious bonus room flooded with natural light from the abundance of windows



★ = Upgrades specific to this Show Home

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SHOW HOME FEATURES CONTINUED

Lighting & Electrical Features

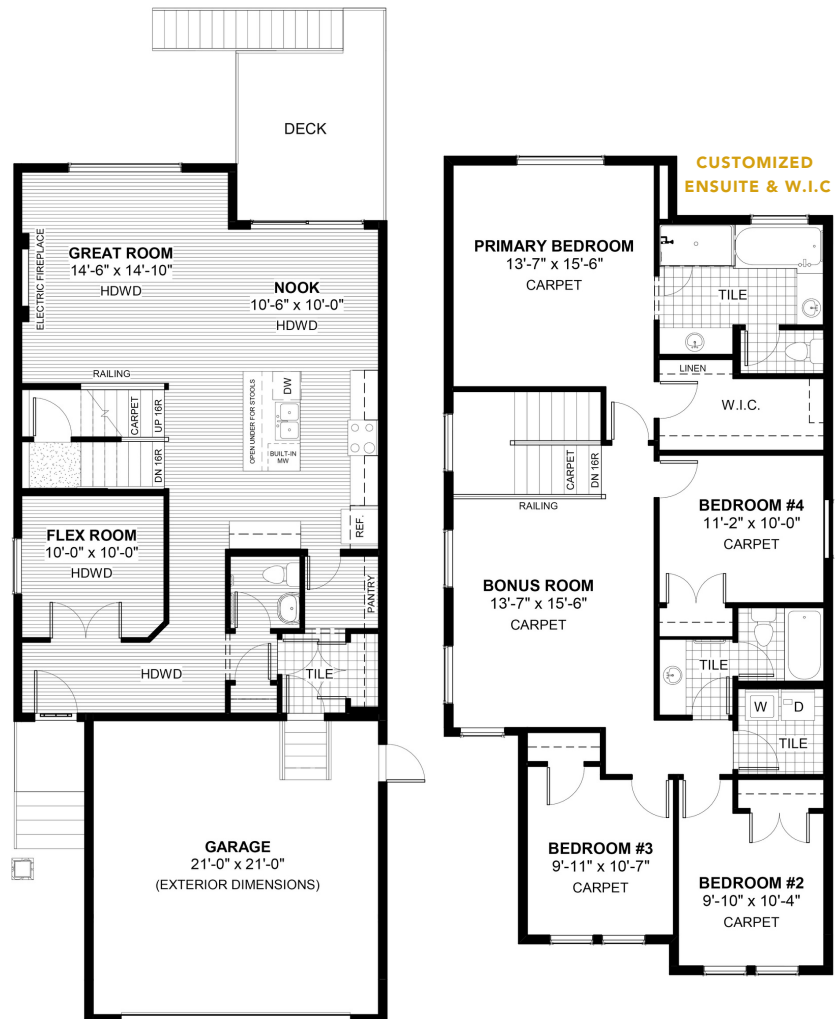
- Premium light fixtures with the addition of disc lights throughout the kitchen, great room, & garage
- 2 dropped pendants in the kitchen
- 1 USB outlet to kitchen
- ★ Security system includes motion sensors & alarm

Plumbing & Mechanical Features

- ★ Air conditioner
- Power-drip humidifier
- Radon gas removal system rough-in
- High efficiency furnace
- Heat recovery ventilation system
- High efficiency electric hot water tank
- Water line to fridge
- 2 Exterior hose bibs
- Furnace and air duct cleaning prior to possession

Miscellaneous

- ★ Drapery & hardware installed in great room and primary bedroom.
- ★ Roller shades installed in great room, flex room, and all 4 upper floor bedrooms
- ★ Designer wallpaper to primary bedroom



CONTACT US



132 Sunrise Heath, Cochrane



Monday - Thursday: 2:00pm - 8:00pm
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