



GRASSROOTS
REALTY GROUP

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**185 Sunset Circle
Cochrane, Alberta**

MLS # A2300315



\$875,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Level, L		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: solar panels

Open House Sat May 2 1-3pm **INCREDIBLE MOUNTAIN VIEWS!** The coveted ridge location of 185 Sunset Circle will truly take your breath away, offering a daily panorama of the Rockies across all three levels of this exceptional 4 bedroom/3.5 bathroom WALKOUT home. Backing directly onto a walking path leading to Cochrane's expansive trail system, this fully finished and AIR CONDITIONED two-storey residence sits on a QUIET, LOW TRAFFIC STREET just around the corner from a playground and with all levels of schools nearby. Immaculately clean and move-in ready - just bring your suitcases! The pride of ownership is evident in all of the upgrades and renovations, including FULLY PAID SOLAR PANELS that significantly reduce utility bills, TWO NEW HOT WATER TANKS installed in 2022, and PREMIUM SMART BLINDS with dual blackout and solar shades. Every detail has been meticulously updated, from the FRESH PAINT and NEW PREMIUM CARPETING to the replacement of every light fixture. The build quality is evident in the solid wood doors, refinished trim and banisters, and wood shelving in all the closets and pantry. With an open plan concept, the main floor offers 9-foot ceilings and beautiful HARDWOOD with inlay detailing, leading to a large KITCHEN RECENTLY RENOVATED with elegant QUARTZ COUNTERTOPS, a new tile backsplash, premium appliances including a double oven, a new KitchenAid dishwasher, and custom drawer pull-outs. Relax on the deck overlooking the backyard, BBQ and enjoy the mountain views and frequent wildlife sightings. There is also an awning for shelter on hot days! Completing the main floor is a laundry room/mud room with a utility sink and powder room - also renovated to match the kitchen. Upstairs, the primary retreat remains a standout, strategically positioned to capture the mountain

view, complete with a spa-like ensuite and walk-in closet. Completing the upper level are two generously sized additional bedrooms. The bright walkout level features IN FLOOR HEATING, a fourth bedroom, family room, a storage/hobby room, and a radon mitigation system for total peace of mind. Outside, the professionally landscaped backyard with NEWLY INSTALLED TURF, connects you directly to recreation along the ravine pathways. Enjoy your private backyard space by the fire pit or barbecuing with friends on the patio. The cherry on top of this remarkable property is the FULLY INSULATED, HEATED, OVERSIZED GARAGE! This is truly a once in a lifetime home offering a laid-back Cochrane lifestyle with MILLION DOLLAR VIEWS for only \$889,900. Call your Realtor for a private viewing!