



**8 Sunset Square  
Cochrane, Alberta**

**MLS # A2310409**



**\$679,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,951 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Dog Run Fenced In, Few Trees, Landscaped, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed

Check out the mountain and sunset views from this beautifully finished and updated home in Sunset Ridge. Must-have features are 9-foot ceilings, large windows, air conditioning, mudroom, a tucked-away main floor laundry, and ample storage. Unique features of this former Calbridge show home include a grand foyer and stairwell, large walk-through front closet, flex space with built-in, solar tube in main bathroom, and a private 3-season balcony. The main floor has a covered front porch with gate (handy for deliveries), welcoming foyer, open concept living space with multiple windows and natural light. You can cozy up to the fireplace, socialize at the kitchen island, or access the outdoor space. Finishing off the main floor is the elegant half bathroom and pass-through pantry to the garage. The upper level has 3 big bedrooms each with a view, and a central main bathroom. The oversized primary has a walk-in closet and full ensuite. At the lower level there are tall ceilings, a bedroom with egress window, spacious recreation room, and a 3-piece bathroom. The finished attached garage is complete with epoxy flooring and built-in cabinets. The back yard includes a duradek covered deck, fire pit, and a custom wood shed. Recent upgrades include basement bathroom (permitted), furnace, water heater, garage door, washer and dryer, and most of the kitchen appliances. This beautiful home is conveniently a block from local shops and services. A little further are playgrounds, community pond, and schools. There is quick access out of town, the town's trail system, incredible green spaces, and the attractive features of vibrant Cochrane. This is a special opportunity you need to see for yourself.