



GRASSROOTS
REALTY GROUP

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**267 Sunset Point
Cochrane, Alberta**

MLS # A2323280



\$490,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Greenbelt, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home		

Inclusions: Alarm system, Security cameras, Ring doorbell

OPEN HOUSE - Saturday, July 11 (12-2pm) An AMAZING LOCATION, backing the path system…. A west exposure with rolling hills and MOUNTAIN VIEWS, a Prairie landscape at your door – WONDERFUL! This END UNIT two storey walkout offers 2490 sq ft of living space over three levels, with 3 beds up and a fully developed lower level offering flexibility as a Family/Rec room or guest suite. On the main you will find maple hardwoods and a floor plan which plays to the environment…. a wall of windows providing an abundance of soft natural light and the expansive landscape beyond – AMAZING! This is an open plan, a GREAT ROOM, accommodating living, dining and an open kitchen in one space. The kitchen features granite counters, a gas stove and a center island breakfast bar. There is a wonderful balcony/deck on this level…. with million dollar views! Upstairs the primary retreat features a full en suite, with granite counters and a walk-in closet. The two additional beds up are well-sized and share a 4pc bath, also with granite counters. The walkout has been completed to accommodate the family or guests and leads directly to the rear patio and THE VIEW – a beautiful space. This home also features an attached garage and CENTRAL A/C. PLUS…. snow removal and lawn maintenance are included in your condo fees. This home is in exceptional condition, freshly painted and shows like NEW…. a home you will long for at the end of your busy day.