



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

145 Sunset Manor
Cochrane, Alberta

MLS # A2327698



\$629,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: Canopy on Deck, Shelves in Garage, Shed.

Nestled in one of Sunset Ridge's most desirable pockets on a quiet no-through road, this exceptional fully finished family home offers tremendous value with over 2,500 sq. ft. of beautifully developed living space. Combining a prime location, thoughtful design, and versatile spaces for every stage of family life, this home delivers the perfect balance of comfort, functionality, and lifestyle. A beautifully landscaped exterior welcomes you with exceptional curb appeal, an upgraded aggregate driveway, hardy board siding and a warm first impression. Step inside the inviting front entry and discover a thoughtfully designed open-concept layout that is perfectly suited for both everyday living and entertaining. The spacious kitchen features rich dark cabinetry, stainless steel appliances, and a functional layout overlooking the dining and living areas, creating the perfect gathering space for family and friends. The living room is anchored by a lovely gas fireplace, adding warmth and character while creating a cozy atmosphere to relax and unwind. Step directly onto the large deck with a gas line for your BBQ and enjoy the sunny south-facing backyard, ideal for summer afternoons and outdoor entertaining. Mature trees provide exceptional privacy and a peaceful setting, offering the perfect backdrop for creating lasting family memories. The main floor also offers a convenient mudroom with laundry, a 2-piece powder room, and direct access to the double attached garage. Upstairs, the spacious primary retreat provides a private escape with a luxurious 5-piece ensuite featuring a large soaker tub, separate shower, and ample space to relax. Two additional bedrooms and a bright central bonus room add incredible versatility, offering the perfect space for a family room, home office, playroom, or fitness area. The fully finished basement expands your living space with a generous recreation

room designed for movie nights, games, and entertaining. Custom built-in media and storage cabinetry adds both style and functionality, while the fourth bedroom features a beautiful built-in Murphy bed with integrated storage, creating the ideal guest room or flexible multi-purpose space. Offering exceptional value in one of Cochrane's most sought-after communities, this home provides the space, privacy, and lifestyle today's families are looking for. Sunset Ridge is surrounded by breathtaking Rocky Mountain views and offers an abundance of amenities, including kilometres of scenic walking and biking pathways, a community pond, parks, playgrounds, and convenient shopping. Families will appreciate nearby schools, including Ranchview School (Kindergarten to Grade 8) and St. Timothy High School (Grades 9–12), making this an established, welcoming community where families can truly put down roots. Book your showing today!