



GRASSROOTS
REALTY GROUP

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147 Sunset Cove
Cochrane, Alberta

MLS # A2328359



\$619,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Composite Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water		

Inclusions: None

INCREDIBLE, FULLY-DEVELOPED TWO-STOREY FAMILY HOME IN COCHRANE- From the moment you see this home, you'll feel how inviting it is with its very inviting covered veranda out front. This home has been beautifully updated and extremely well maintained throughout. The main floor has a fantastic open feel to it and a nice flow from room to room with gorgeous flooring stretching wall to wall both upstairs and downstairs. The front living room is a comfortable space with a cozy gas fireplace and three large front windows facing the veranda. Move into the dining area and you'll find ample room for a large dining table for those family get togethers. The kitchen has a nice flow to it, as well, with a layout designed for entertaining. The appliances are stainless steel and the refrigerator is the seller's pride and joy being a Samsung "SMART" fridge. The dishwasher is a BOSH. The central island has additional seating for more casual dining. Enjoy the stunning views of the mountains from the huge kitchen window overlooking the south-facing backyard that floods the kitchen with natural light. Upstairs, you'll find the master retreat with a spacious four-piece ensuite and huge walk-in closet & two good-sized bedrooms, a main four-piece bathroom. The basement has been fully developed with upgraded underlay so the carpet is plush and warm. Here, you'll find a great rec/play room, a fourth bedroom, a spacious laundry room with new appliances & a laundry sink and loads of storage space. Step out the back door and you're on a nicely-sized raised deck, perfect for barbeques and outdoor entertaining. The yard is zero maintenance & fully fenced with a neat alcove for the garbage, compost and recycling bins. The hardy board makes for a very clean and safer siding. The double detached garage is

newer, a paved alley and there's also a handy dog run along the side of the garage. The home has a newer economical, tankless hot water system and a brand-new high efficiency furnace. This home is situated on a quiet cul-de-sac in an incredible family-friendly neighbourhood with fantastic neighbours.