



GRASSROOTS
REALTY GROUP

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204 Sunset Square
Cochrane, Alberta

MLS # A2335776



\$724,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,381 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Barbeque, Desk and Cabinet downstairs		

Welcome to low-maintenance living at its finest in the highly desirable community of Sunset Ridge. Tucked away on a quiet street, this gorgeous walk-out bungalow offers the ultimate blend of luxury, ease, and breathtaking mountain views. The main level features a bright, open-concept layout with expansive windows designed to flood the home with natural light while framing stunning mountain views, alongside a primary bedroom suite complete with a full private bathroom, a stylish half bathroom for guests, and a well-designed kitchen and dining area ideal for entertaining. Don't miss the cozy den at the front of the home. Downstairs, the fully finished walk-out lower level seamlessly extends your living space outdoors and includes a spacious second bedroom paired with a second full bathroom—making it perfect for guests. Best of all, lawn care and snow removal are completely taken care of, allowing you to forget weekend chores and spend more time enjoying nearby trails, community amenities, and picture-perfect sunsets from your back deck.