



GRASSROOTS
REALTY GROUP

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8 Sunset Square Cochrane, Alberta

MLS # A2340525



\$649,900

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

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

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

PRIVATE 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. Special features of this former Calbridge show home include a grand foyer and stairwell, unique large walk-through front closet, 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 numerous windows and natural light. You can cozy up to the fireplace, socialize at the kitchen island, or access the outdoor space. Finishing off this level is the elegant half bathroom and pass-through pantry to the garage. The upper level has 3 big bedrooms each with GREENSPACE VIEWS, a central main bathroom and a flex space with built-in desk. The oversized primary has a big 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 backyard includes a duradek covered patio, fire pit, and a custom shed or possible playhouse. 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 to the Cowboy Trail (HWY 22), the town's trail system, incredible green spaces, and the attractive features of this vibrant town, and the gateway to mountain parks. Check out this home to see your lifestyle opportunity and the best of Cochrane.

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