



**GRASSROOTS**  
REALTY GROUP

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**63 Sunset Park  
Cochrane, Alberta**

**MLS # A2341342**



**\$759,900**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunset Ridge                                             |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                 |               |                   |
| <b>Size:</b>     | 2,268 sq.ft.                                             | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |                                                                                                                                      |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame, Wood Siding                                                                                         | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                  |                   |      |

Welcome to this stunning, air conditioned 3-bedroom family home in the highly sought-after community of Sunset Ridge in Cochrane, where breathtaking mountain views, thoughtful design and everyday comfort come together beautifully. Step inside to an inviting open-concept main floor featuring gleaming hardwood floors and soaring 9' ceilings. The heart of the home is the impressive kitchen, complete with a huge center island, abundant cabinetry, granite countertops, upgraded stainless steel appliances and a generous walk-in pantry. It's perfectly designed for everything from busy weekday mornings to entertaining family and friends. The expansive living room offers a cozy gas fireplace and plenty of space to relax, while the dining area overlooks the beautifully landscaped, southeast-facing backyard. Step out onto your stunning 24' x 13' deck and enjoy coffee in the morning sun with mountain views! A convenient 2-piece powder room and spacious mudroom with ample storage for coats, shoes and backpacks complete the main level. Upstairs, a bright central family room provides an ideal gathering space, with three windows flooding the area with natural light. The luxurious primary retreat overlooks the backyard and also captures those majestic mountain views. A large walk-in closet leads to the spectacular 5-piece spa-inspired ensuite, featuring a corner soaker tub, oversized tiled shower and dual vanities. Two additional bedrooms, a stylish 4-piece bathroom and a large laundry room with sink provide plenty of space and convenience for the whole family. The walkout basement offers incredible future potential with 9' ceilings and a bathroom rough-in, ready for your vision and personal touch. Outside, enjoy the fully landscaped backyard from the spacious, upgraded deck or lower patio—perfect for summer

evenings and family gatherings. The fully insulated and drywalled double attached garage adds practicality and year-round convenience. The solar panels are a smart, sustainable upgrade that adds long-term value, significant annual savings!. Ideally located close to schools, parks, playgrounds and shopping, this exceptional Sunset Ridge home offers the lifestyle you've been waiting for—with spectacular views to enjoy every day! Come experience the space, views and lifestyle for yourself—this one is ready to welcome you home!