



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4 Sunset Square Cochrane, Alberta

MLS # A2341551



\$849,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,569 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: none

Exceptional home!! Unique property with an impressive oversized 4 car garage. This beautiful home offers 2568 Sq ft of above-grade living space and is situated on a desirable lot. The main floor features an open-concept layout with a spacious kitchen, dining area, and living room, along with a large den perfect for a home office or study. Upstairs, you will find 3 generous bedrooms and a versatile bonus room, with Balcony access. The 24' x 40' oversized, heated 4-car garage is a dream for car enthusiasts, hobbyists, infrared heaters, hot and cold water, floor drain, and additional workshop space. The garage is complete with a 12" high overhead door, perfect if you need to store your RV inside! Additional features include central air-conditioning, two high-efficiency furnaces, two high-efficiency hot water tanks, high ceilings, vaulted ceilings and an interior sprinkler system. With its generous living spaces, exceptional garage, corner-lot setting and beautiful views, this is a truly special home offering comfort, functionality and room to grow.