



GRASSROOTS
REALTY GROUP

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627, 101 Sunset Drive
Cochrane, Alberta

MLS # A2347527

\$449,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,350 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	(C-N)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

((OPEN HOUSE SUNDAY OCT 4TH 12PM - 2 PM))Nestled on the SUN DRENCHED, WEST FACING edge of Sunset Ridge, this home offers unobstructed views of the MAJESTIC ROCKIES, 1,725 sq. ft. of total finished living area, 3 bedrooms and 4 bathrooms. Welcome to 627, 101 Sunset Drive! Step inside to a spacious foyer with ample closet space and access to the attached, INSULATED GARAGE. A short flight of stairs leads to the open-concept kitchen, dining and living area, where the MOUNTAIN VIEWS take centre stage. The immaculate white kitchen features STONE COUNTERTOPS and stainless steel appliances, while the adjoining deck is the perfect place to enjoy morning coffee, dinner or a spectacular sunset. The next level is home to a PRIVATE PRIMARY SUITE with a walk-in closet, FOUR PIECE ENSUITE and more incredible VIEWS. Upstairs, you'll find 2 additional bedrooms and another four-piece bathroom. STONE COUNTERTOPS in all 4 bathrooms add a polished finish throughout, and ample storage gives everything its place. The WALK OUT BASEMENT offers flexible space for a home office, home-based business or a place to relax (more storage under the stairs). Step out onto the patio and enjoy the quiet, grassy backyard and those Rocky Mountain views. The property's zoning offers home-based business possibilities, subject to applicable approvals. Sunset Ridge is a premiere Cochrane Community boasting both K - 8 and 7 - 12 Junior/Senior High. With a convenience store, restaurant, pharmacy and veterinarian nearby, everyday essentials are also close to home. Book your private showing today!