



GRASSROOTS
REALTY GROUP

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**27 Sunset Park
Cochrane, Alberta**

MLS # A2241821



\$889,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,514 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Hot Tub(as-is), basketball hoop		

Discover unparalleled living in this stunning two-story home, ideally situated on a west-facing lot in the highly sought-after community of Sunset Ridge, Cochrane. Boasting over 2500 square feet of meticulously designed living space, this residence offers breathtaking views of the majestic mountains and rolling foothills, promising a lifestyle of serenity and convenience. Step inside and be greeted by an updated gourmet kitchen, a culinary enthusiast's dream, featuring premium appliances, ample counter space, and stylish finishes perfect for entertaining. The expansive living room provides a welcoming atmosphere for family gatherings and relaxation, bathed in natural light.

The second floor is a haven of comfort, offering three generously sized bedrooms, ensuring ample space for every family member. A versatile bonus room provides endless possibilities, from a home office to a media room or play area. The luxurious master ensuite is a true retreat, offering a spa-like experience with its spacious layout and modern amenities. The fully finished walk out basement adds significant value and functionality, the fully finished walk-out basement is an incredible asset. This versatile space includes a comfortable bedroom, a dedicated office for remote work or study, a spacious living room perfect for extended family or guests, a convenient three-piece bathroom, and a practical kitchenette, making it ideal for a multi-generational living, or a nanny suite. This home has been thoughtfully maintained and upgraded, ensuring peace of mind for the new owners. A fresh coat of paint throughout in 2024 gives the interior a contemporary feel. New toilets, a new hot water tank, and a brand-new air conditioning system, all installed in 2024, contribute to the home's efficiency and comfort. The west-facing backyard is a true highlight, offering unobstructed panoramic views

of the magnificent Rocky Mountains and the picturesque rolling hills. Imagine enjoying spectacular sunsets from your deck, perfect for outdoor dining, entertaining, or simply unwinding amidst nature's beauty. Sunset Ridge is a vibrant and family-friendly community known for its thoughtful design, extensive parks, multi-use trails, and convenient access to schools and local amenities. Enjoy the tranquility of small-town living with the convenience of being just a short drive from Cochrane's charming downtown and quick access to Calgary. The community also offers excellent recreational facilities and a strong sense of community. Don't miss the opportunity to make this dream home yours!