



**GRASSROOTS**  
REALTY GROUP

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## 7 Sunset Park Cochrane, Alberta

**MLS # A2251495**



# \$849,995

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunset Ridge                    |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | 2 Storey                        |               |                   |
| <b>Size:</b>     | 2,641 sq.ft.                    | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, No Neighbours Behind |               |                   |

|                    |                                                                                                                           |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Baseboard, 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>   | Finished, Full, Suite, Walk-Out To Grade                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                  | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, French Door, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound |                   |      |

**Inclusions:** Garden Shed, wood and white cabinet in garage, black plastic shelf in garage, Skybell, Hunter Douglas blinds, suite appliances: Bosch washer and dryer, refrigerator, stove, hood range, dishwasher, window coverings

Welcome to your new home in the highly sought-after community of Sunset Ridge, where mountain views, family-friendly living, and modern convenience meet! This beautifully maintained home offers over 2,600 sq. ft. of living space, perfectly positioned with a park and playground in front and no neighbours behind, just endless views of the Rockies from all three levels. Step inside to a large entrance with soaring ceilings that sets the tone for the home's bright, open-concept design. The main floor features a spacious kitchen with granite countertops and large island, a generous dining area, and a welcoming living room with a fireplace and wall-to-wall windows that frame the mountains. A versatile flex room can serve as an office, playroom, or rec space, while laundry is conveniently located on the main level. Upstairs, you'll find three generous bedrooms, including a primary retreat with in-floor heating in the ensuite. A large bonus room and an additional smaller nook create the perfect spots for a second office, study corner, or cozy reading space. The fully developed walkout basement feels like its own bright bungalow and features a LEGAL suite, ideal for multi-generational living or as a mortgage helper. Outdoor living is just as impressive with a massive deck and BBQ gas line, perfect for entertaining while soaking up the sun and those breathtaking mountain views. Comfort is year-round with two air conditioners keeping the home cool on warm days. Living in Sunset Ridge means more than just a home, it's a lifestyle. This vibrant community offers schools, parks, a six-acre freshwater pond with pathways, and playgrounds all within minutes. Everyday conveniences are close by at The Trading Post, with a bakery, restaurant, dental and health care, vet clinic, and gas station right in walking distance. Whether you're enjoying the outdoors,

connecting with neighbours, or simply unwinding with panoramic views, you&rsquo;ll truly LOVE WHERE YOU LIVE in Sunset Ridge.