



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

139 sunset Place
Cochrane, Alberta

MLS # A2271074



\$739,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,478 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features, High Ceilings

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

Inclusions: NA

Welcome to this BEAUTIFULLY MAINTAINED custom Jensen-built home tucked into, a quiet, friendly cul-de- sac in the coveted Lower part of Sunset Ridge- a two time Best seller community. Step through the tall, light- filled entry where an expansive window opens the entire space. The main floor unfolds with an open, flowing layout surrounded by vast floor-to ceiling windows and 9-ft ceiling ceilings that fill the room with natural sunlight from morning thru evening. The kitchen features granite counter tops, a raised eating bar and spacious workspaces. From the kitchen a large walk-thru pantry with abundant shelving leads to a tucked-away mudroom and laundry area. The living room is anchored by a cozy gas fireplace and wide south-facing vistas towards the backyard. A dedicated main-floor office / formal dining room and a 2 pce bathroom completes the main floor. Upstairs, FOUR generous bedrooms offer remarkable versatility. The custom primary suite is a true retreat with tall vaulted ceilings, oversized windows framing its sunrise views. The ensuite includes a corner soaker tub/walk-in closet with smart built-ins. The additional bedrooms easily accommodate queen beds. A 5-pce bathroom completes the upper level. Epic mountain views from the back bedrooms. The professionally finished Daylight Lower level bright and open thanks to oversized windows and 9 ft ceilings. This level includes a generous wet bar with granite counter tops, additional bedroom / 4 pce bathroom. The large family room for entertainment with a gas fireplace. Double attached garage. SPACIOUS YARD. Step outside to over 400 sq ft of deck space, complete with a beautiful wooden pergola, the perfect vantage point for sunsets, mountain silhouettes, and family gatherings. The landscaped, gated yard features mature trees / a Rundle Stone Pad for a firepit. A PRIZED + PRIME LOCATION, with immediate

access to Hwy-22 /Easily walk or cycle to the Ranchehouse paths and even Glenbow Pathway system/ playgrounds / outdoor fitness, and the upcoming community centre. This home EXCEPTIONAL location puts it walkable to Ranchview school (K-8) St Timonthys High School and the 6 acre pond, park and paths. Steps up the street you have a cozy community hub with a daycare/country market, pub, gas station, wine & spirit store, pharmacy, dental, medical services. This home is priced to sell.