



GRASSROOTS
REALTY GROUP

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

**203 Sunset Circle
Cochrane, Alberta**

MLS # A2277554



\$925,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,527 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Garage heater Central Vacuum with attachments		

****Open House Saturday January 17th 1-3PM**.** Rare ridge-top living with views, space, and a walkout. Set on the ridge in Sunset Ridge, this fully finished walkout home offers over 3,400 sq ft of total developed living space, with sweeping mountain and town views from all three levels, a combination that's increasingly hard to find. From the moment you step inside, the home feels bright, open, and thoughtfully updated. The kitchen is a standout, featuring modern finishes, a waterfall eat-up island, and expansive windows that capture stunning mountain views, even from the sink! Elevating both everyday living and entertaining. Engineered hardwood flooring flows through the main level and much of the upper floor, complemented by an updated tile feature wall and mantle in the living room that add warmth and character. Upstairs, a sun-filled bonus room over the garage offers flexible family space, while generous secondary bedrooms and a large main bathroom easily accommodate a busy household. The primary suite is a true retreat, highlighted by panoramic mountain views and an exceptionally large reading nook — the perfect place to unwind while taking in the scenery. A walk-in closet and 5-piece ensuite complete the space. The fully finished walkout basement extends the living area with a spacious family and games room, an additional bedroom, and a full bathroom, all enjoying the same mountain outlooks that make this home so special. Comfort is further enhanced with air conditioning for warmer months. Located steps from Ranchview School, St. Timothy High School, parks, pathways, and everyday amenities, Sunset Ridge is known for its strong sense of community and kilometres of scenic walking paths. This is a home that delivers views, function, and flexibility from one of Cochrane's most desirable ridge locations. Book your

private showing today.