



GRASSROOTS
REALTY GROUP

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112 Sunset View Cochrane, Alberta

MLS # A2282491



\$724,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,415 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	hot tub, projector + screen, deep freeze, shed in backyard.		

OPEN HOUSE Saturday January 31, 1:30 - 3:30. Welcome to this perfect family home in the quiet and coveted family friendly neighbourhood of Sunset Ridge in Cochrane! Enjoy access just across the street to a gorgeous greenspace. Take in sweeping vista views of the valley, mountains to the west, and of course the sunset! This park has kilometres of walking paths, and bike trails, with connections to Cochrane's extensive trail system. This well designed home has everything you need, the large main entrance leads to your beautifully updated open concept kitchen. The double sink in the peninsula overlooks the family dining area, and gives you a great view of the backyard. The main floor living room is focused around the cozy gas fireplace, and oversized windows bring in great natural light. The 9 foot ceilings throughout the main floor create a welcoming and open living space. The entrance from the attached double garage leads to a large mudroom with a double storage closet. The mudroom is followed by an oversized kitchen pass-through pantry, making the task of putting groceries away a breeze! The main floor is rounded out with a powder room. On the upper level there is an abundance of flexible living space. These two spaces can be used as a den, home office, playroom, or library. Closets in this area have lots of room for storage. The light-filled primary bedroom features 2 separate walk in closets with plenty of built-in shelving. The ensuite bathroom includes double sinks, a soaker tub, and a large shower. The additional 2 upstairs bedrooms have great closets, and share a 4-piece bathroom. The upstairs laundry room is super convenient, and includes space for folding and sorting! The fully finished basement features a great gym space, and family lounging area that features a projector and screen. A large bedroom and bathroom

make this a perfect space for guests or children. There is great storage in the utility room, and built in under the stairs. A tiered deck, mature trees, and a private hot tub make this gorgeous backyard the perfect oasis! This amazing family home is within walking distance to schools, playgrounds, and stunning views. A definite must see home nestled in a vibrant neighbourhood!