



**160 Sunset Close
Cochrane, Alberta**

MLS # A2287506



\$649,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Shelving in Storage Room, Shed, Ring Doorbell.

Welcome to 160 Sunset Close. A fully developed two storey home offering nearly 2,900 sq ft of comfortable living space in the heart of Sunset Ridge. Ideally located on a quiet street backing onto a walking path, this property is just minutes from St. Timothy School and nearby playgrounds, making it a fantastic option for families. Step inside to an impressive front foyer highlighted by soaring vaulted ceilings that create an immediate sense of space. The main floor is thoughtfully laid out with a generous kitchen featuring granite countertops, stainless steel appliances, a central island, and ample cabinetry. The adjoining dining area and living space make everyday living and entertaining easy, while a dedicated main floor office provides a quiet and functional work from home setup. A convenient 2 piece bathroom completes this level. Upstairs, you’ll find three well sized bedrooms and two full bathrooms, including a spacious primary retreat with a walk in closet and private ensuite. The fully finished basement expands your living options with two additional bedrooms, a full bathroom, a large family or recreation room, and plenty of storage space. Notable upgrades include newer upstairs windows, a two stage furnace installed in 2024, hot water tank replaced in 2020, and central air conditioning added in 2021. Take advantage of this fantastic opportunity to move into an established, family friendly community in desirable Cochrane.