



**27 Sunset Court
Cochrane, Alberta**

MLS # A2287550



\$740,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,148 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed, Artic Spa with Spaboy, Pergola,

4 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 2,900 SQFT OF LIVING SPACE | WALKOUT BASEMENT | DOUBLE ATTACHED GARAGE | CUL-DE-SAC | MOUNTAIN VIEWS | Welcome to this beautifully maintained 2-storey walkout home in the sought-after community of Sunset Ridge in Cochrane, offering over 2,100 sqft above grade and thoughtfully designed living space perfect for entertaining or enjoying time with family. Situated on a quiet street in a cul-de-sac, this home features 9-foot ceilings on both the main level and basement, creating an open and airy feel throughout. As you enter the home, you are welcomed into a bright and spacious main floor featuring espresso maple hardwood flooring and a warm, inviting living room centered around a cozy gas fireplace. The kitchen is the heart of the home, showcasing espresso maple cabinetry, granite countertops, a gas stove, and a large island with breakfast bar, making it perfect for preparing meals or gathering with guests. The adjacent dining area leads directly to a large deck with pergola and gas BBQ hookup, providing the ideal space to enjoy outdoor dining and relaxing evenings. A convenient walkthrough pantry connects the kitchen to the mudroom and laundry area, offering easy access to the double attached garage and making everyday tasks like bringing in groceries effortless. Upstairs, the home continues to impress with a large bonus room featuring vaulted ceilings, creating a great space for movie nights or a kids' play area. The spacious primary retreat offers beautiful mountain views, a walk-in closet, and a luxurious 5-piece ensuite complete with a jetted tub and double vanity. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished walkout basement adds even more living space with a recreation area, an additional bedroom, and a

3-piece bathroom, making it ideal for guests or extended family. Step outside to the backyard to find a stamped concrete patio with a Salt Water Artic Spa with Spaboy hot tub, creating a perfect outdoor retreat. Beyond that, you will enjoy the large fully fenced backyard with a large grassed area and a wood constructed shed. Both the garage and basement storage room feature epoxy floors, elevating the look and feel of the spaces. Additional features include central air conditioning (2021), AO Smith 199,000 btu/h tankless water heater (2024), Whirlpool water softener, CAT5 wiring, and sump pump. The furnace was recently serviced with a new fan and heat exchanger. Located close to parks, playgrounds, schools, ponds, and shopping, this home offers both comfort and convenience in one of Cochrane's most desirable communities. Book your showing today!