



**88 Sunset Circle  
Cochrane, Alberta**

**MLS # A2288833**



**\$775,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RLD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Skylight(s), Wet Bar		

**Inclusions:** Energy efficient blinds

Visit REALTOR® website for additional information. Stunning Fully Developed Walk-Out Bungalow Backing Onto Green Space & Playground, Connected to Cochrane's Trail System Welcome to this beautifully appointed walk-out bungalow with 9-ft ceilings on both levels, perfectly located in a quiet setting backing directly onto green space and a playground — offering the ideal balance of privacy and community living. From the charming front porch, you'll step into a bright, open-concept layout featuring pot lights, upgraded fixtures, and rich hardwood flooring. The heart of the home is the stunning kitchen, complete with a skylight, granite countertops, abundant cabinetry, and a walk-thru pantry leading to the oversized attached double garage. The main floor also includes a versatile den or second bedroom — ideal for guests or a home office. At the rear, enjoy a spacious deck with sleek glass railing and a gas line for your BBQ, all while taking in peaceful park and mountain views. The primary suite overlooks the green space and offers a walk-in closet and luxurious ensuite with in-floor heating, air tub, make-up counter, and an impressive tiled shower with bench and multi-head 6-piece configuration. The fully finished walk-out basement is built for entertaining, featuring two additional bedrooms, a full bath, large family room with in-ceiling speakers, wet bar, in-floor heating, and generous storage. Step out to the exposed aggregate patio and beautifully upgraded outdoor space. Additional highlights include a drywalled garage and numerous thoughtful upgrades throughout. A rare combination of space, style, and an unbeatable