



**107 Sunset Place
Cochrane, Alberta**

MLS # A2292903



\$649,999

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,058 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, French Door, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: All Window Coverings & Curtains. All Shelving Attached (Kitchen & Garage). Basement Appliances; Refrigerator, Microwave & Dishwasher

Set along one of Sunset Ridge's walking paths that lead to nearby parks and green space, this home offers nearly 3,000 sq ft of finished living space in one of Cochrane's most established and sought-after neighbourhoods. A vaulted foyer welcomes you inside, opening to a bright main floor with hardwood floors and large windows that bring in natural light throughout the day. The kitchen is centred around a generous island with seating and flows naturally into the dining area and living room, where a gas fireplace and built-ins anchor the space. A main floor office with French doors offers a private place to work or study, while a mudroom with laundry and a powder room sit just off the garage entrance. Upstairs, the bonus room overlooks the foyer below and creates a second living area separate from the main floor. The primary bedroom is positioned at the back of the home and includes a walk-in closet and ensuite. Two additional bedrooms, a full bathroom, built-in shelving and a linen closet complete the upper level. The fully finished basement adds even more flexibility with a large recreation space, games area, wet bar, fourth bedroom and a full bathroom. Outside, the backyard opens directly to the pathway system with a large deck, lawn space and a fire pit area that makes it easy to spend time outdoors. Sunset Ridge is known for its network of walking paths, parks and playgrounds, along with nearby schools and convenient access to Cochrane's shops and restaurants. Calgary and the mountains are both within easy reach, making this a location that balances everyday convenience with outdoor living. Call your favourite realtor and book a showing today!