



**143 Sunset Close
Cochrane, Alberta**

MLS # A2293489



\$774,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,359 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Mounted mirrors and exercise bar in downstairs rec room, Chest Freezer & Fridge/freezer in basement, all shelving in downstairs utility room, all shelving & cabinets in Garage, Storage Shed, Telus Security System equipment.

Welcome to your new home located in the appealing community of Sunset Ridge - 143 Sunset Close. This fully developed walk-out home offers exceptional space & functionality with over 3200sqft and stunning mountain views while being located on a quiet cul-de-sac with a south back yard, Central Air Conditioning & close to all the walking trails- your home is ready for you. This rare 4 bedroom up home boasts pride of ownership with the upkeep and maintenance evident upon arrival & throughout including being freshly painted. The bright and inviting main floor features a beautiful kitchen with granite countertops, an extensive central island with plenty of workspace for cooking and entertaining, a large living room with a cozy gas fireplace, an ample dining area, 1/2 bath, convenient laundry/mudroom with utility sink & completing the main floor is your den/office or even use it as a formal dining area, if required. The layout of the home has been thoughtfully designed for family living. Upstairs are your four bedrooms on one level with all being very spacious complete with highend blinds, including a huge primary retreat showcasing breathtaking mountain views, a 5-piece ensuite, and plenty of room to unwind. The upper level also includes a quaint reading nook & a spacious 5-piece main bathroom, perfect for busy households. The fully developed walk-out basement with 9' ceilings expands the living space with a 5th bedroom for guests or even your nanny, a 4-piece bathroom, a family room area wired for 5.1 surround sound and rec.room all set up for your gym/fitness space, or to use as you please plus the walkout gives direct access to the backyard—ideal for guests, teens, or extended family. Outside, enjoy the sunny south-facing backyard, beautifully landscaped yard, and a rear deck with stairs leading down to the yard & patio, perfect for relaxing or

entertaining while taking in the views. Don't forget the oversized double attached heated garage for vehicles, storage or workshop options. Heres a fantastic opportunity to own a well-cared-for walk-out home with a rare 4-bedroom-up layout thats move-in ready in an established area of Sunset Ridge with all the amenities the community has to offer just around the corner!