



**196 Sunset Circle
Cochrane, Alberta**

MLS # A2183052



\$709,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener with 2 remotes, central vacuum system with attachments

This beautiful, fully finished home is in a prime location and would be ideal for any family. Backing onto a large park, this home features low maintenance landscaping and allows you to simply move in and enjoy life. The park is a perfect backdrop and the kids can easily walk to the playground, kick a soccer ball around, or hang out with friends all summer long. The main floor office is perfect for anyone that works from home and the double attached garage will keep your cars frost-free all winter. As you enter the heart of the home, you'll first notice the 2 storey ceiling in the great room with an abundance of natural light, making the entire house feel open and airy. The rest of the main floor is well designed with a large dining area, three way gas fireplace, spacious kitchen with maple shaker style cabinets and stainless steel appliances including a newer stove and dishwasher. The walkthrough pantry leads to the laundry room and garage entry. The upper level features a gorgeous and bright bonus room, primary suite with walk in closet, full ensuite and massive bedroom that easily fits a king sized bed. There's another full bathroom and two large kids rooms on this level. The fully finished lower level has a 4th bedroom, another bathroom with oversized shower and a huge rec room. The back deck leads to a lower level seating area and there's room for a trampoline or other entertainment space. This community is a family favourite with its mature trees, walking paths, stunning views and close proximity to schools and all the amenities at the Trading Post.