



**83 Sunset Court
Cochrane, Alberta**

MLS # A2194957



\$625,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,922 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to 83 Sunset Court, a beautifully maintained 1,922 sq. ft. home in the sought-after community of Sunset Ridge. With 3 bedrooms, 2.5 baths, and thoughtful upgrades throughout, this home is designed for modern family living. Step inside to ‘ceilings on the main floor, elegant hardwood flooring & tile entrance lead you into the open floor plan with living room and an inviting gas fireplace on this cold winter nights(Updated in 2021) or perfect for cozy evenings. The stylish kitchen features granite countertops, a gas stainless steel stove (2021), and a convenient walk-through pantry, making meal prep a breeze. Upstairs, you’ll find a bright and spacious loft, ideal for an office, playroom, media space, or reading nook. The two additional bedrooms are generously sized, perfect for family members or guests, and share a well-appointed full bath. The highlight of the upper level is the incredible primary retreat—a private oasis featuring a huge walk-in closet and a luxurious 5-piece ensuite complete with dual sinks, a deep soaker tub, and a separate glass-enclosed shower. Whether you’re starting the day or winding down, this space offers the perfect blend of comfort and style. The unfinished basement is a blank canvas waiting for your creative touch. Whether you envision a home gym, entertainment room, or extra bedrooms, the possibilities are endless. Outside, enjoy the double attached garage and a beautifully landscaped yard with irrigated garden beds and water boxes, perfect for those with a green thumb. Major updates include a new hot water tank (January 2024), shingles (2023), and a dryer (2023), ensuring peace of mind for years to come.