



**177 Sunset Heights
Cochrane, Alberta**

MLS # A2195806



\$719,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Treed, Triangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	10-26-4-W5
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Piling(s), Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Wall oven, beverage fridge, decorative shelving in the corners of living room, basement shelving in mechanical room, tire storage rack in garage, affixed cabinetry in garage, 2 storage sheds, garage heater, umbrella on upper patio with cover, irrigation system. Kitchen: TV and brackets. Spare Room Upstairs: TV, brackets and shelf. Rec Room Downstairs: TV (only) and shelf. Lorex security system, and smart door bell. Gem Stone Lights.

Nestled in the heart of the highly sought-after Sunset Ridge community, 177 Sunset Heights is not just a home & it's a peaceful retreat with BREATHTAKING VIEWS. Set on a sprawling 7,160-SQUARE FOOT LOT, this meticulously maintained property is surrounded by abundance of MATURE TREES, ensuring privacy and tranquility. Inside, the 1,789 square feet of thoughtfully designed living space offers the perfect balance of elegance and practicality, including a FULLY FINISHED WALK-OUT basement with a FOURTH BEDROOM and bathroom. The 32-FOOT-LONG DRIVEWAY offers plenty of space for a trailer, adding to the convenience for RV OWNERS. Step outside to your own outdoor sanctuary, starting with the upper deck featuring durable Duradek and a like-new patio umbrella, staying with the home | It's the perfect place to relax and enjoy the stunning MOUNTAIN VIEWS. | The lower level presents a charming ENCLOSED PATIO AREA with retractable screens, offering a versatile space to embrace the outdoors. | Gather around the inviting FIRE PIT, an ideal spot for cozy evenings. | TWO STORAGE SHEDS are also included, providing ample space for your outdoor gear and supplies. | This home also features AIR CONDITIONING for ultimate comfort and offers abundant storage throughout. | The HEATED GARAGE is an exceptional feature, offering CUSTOM CABINETRY, a reinforced tire rack, and a Vacuflo system for added convenience and outstanding organization. | The chef's kitchen is a dream, with a GAS COOKTOP, built-in oven, microwave, warming drawer, SilGranit sink, beverage fridge, and garburator. Completing the space are a 2022 fridge and dishwasher, making this kitchen as modern and efficient as it is beautiful. • The living room is centered around a cozy gas fireplace

with a RECLAIMED WOOD MANTEL, adding charm and warmth. • Additional updates include brand-new LVP flooring throughout the main floor and stairs, FRESH PAINT ON EVERY FLOOR, updated interior lighting, solid core doors, and professionally painted kitchen cabinetry. • The laundry room is equipped with a custom countertop for folding. • CALIFORNIA CLOSET organizers in most closets throughout the home. • For peace of mind, the home features a top-of-the-line LOREX SECURITY SYSTEM valued at \$5,000, a doorbell camera. • GEMSTONE lighting adds curb appeal and creates a warm ambiance • This gorgeous property is just three houses away from access to Sunset Ridge's expansive walking paths, which lead to the breathtaking SUNSET RIDGE NATURE RESERVE, this prime location offers an active lifestyle with effortless access to parks, trails, and ponds. Additionally, within WALKING DISTANCE TO ESSENTIAL COMMUNITY AMENITIES such as a convenience store, gas station, doctor's office, TWO SCHOOLS, and a veterinary clinic, this home is ideally situated. It truly has it all — luxury, functionality, and an exceptional location. We can't wait to welcome you home!