



**135 Sunset Park  
Cochrane, Alberta**

**MLS # A2212608**



**\$774,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,495 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

The lovely community of Sunset Ridge welcomes you to this spacious, 5 bedroom, family home situated in a quiet cul-de-sac with a rear facing view of a central park with freshwater pond, playground, and 5+ km of scenic paths. The modern open floor plan has a huge gourmet chef's kitchen, granite counters, raised eating bar, enormous prep island & built-in SS appliances with gas countertop stove and stylish overhead fan. A wall of windows provides the living room and dining room with an abundance of natural light with rich hardwood flooring throughout. Enjoy cozy evenings by the fireplace in the colder months and stay cool in the summer with central air conditioning. The top floor features an extra-large bonus room with surround sound perfect for family movie night or the big game. In addition to the 4 pc bath, laundry room and 2 large bedrooms you'll find the Primary suite overlooking the pond with 5pc Ensuite boasting heated floors, separate tub and oversized glass shower. Two sinks and two walk-in closets separated for added privacy & individuality. The lower level development is permitted with 2 bedrooms framed & drywalled with electrical. Bathroom plumbing is roughed in. Take a casual stroll or a quick run just outside your door, the convenient path system and park creates a space for kids to burn off energy and places for dogs to roam and explore. Sit and admire the mountain views from the many gazebos and benches along the way. The miles of trails located within Sunset Ridge connect to the historic Cochrane Ranche, with breathtaking views and abundant nature to explore. The surrounding community hosts schools, playgrounds, restaurants, pharmacy, gas & convenience store, liquor store and professional services. A new community centre is slated to be completed in the future and will be the highlight of community connection, offering all kinds of

recreational opportunities such as a boarded ice rink, community building with space for recreation, meetings, and events, as well as sports fields making this the perfect place to start your family's next chapter!