

7 Sunset Park
Cochrane, Alberta

MLS # A2251495

\$849,995

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,641 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Garden Shed, wood and white cabibet in garage, black plastic shelf in garage, Skybell, Hunter Douglas blinds, suite appliances: Bosh washer and dryer, refridgerator, stove, hood range, dishwasher, window coverings

Welcome to your new home in the highly sought-after community of Sunset Ridge, where mountain views, family-friendly living, and modern convenience meet! This beautifully maintained home offers over 2,600 sq. ft. of living space, perfectly positioned with a park and playground in front and no neighbours behind, just endless views of the Rockies from all three levels. Step inside to a large entrance with soaring ceilings that sets the tone for the home's bright, open-concept design. The main floor features a spacious kitchen with granite countertops and large island, a generous dining area, and a welcoming living room with a fireplace and wall-to-wall windows that frame the mountains. A versatile flex room can serve as an office, playroom, or rec space, while laundry is conveniently located on the main level. Upstairs, you'll find three generous bedrooms, including a primary retreat with in-floor heating in the ensuite. A large bonus room and an additional smaller nook create the perfect spots for a second office, study corner, or cozy reading space. The fully developed walkout basement feels like its own bright bungalow and features a LEGAL suite, ideal for multi-generational living or as a mortgage helper. Outdoor living is just as impressive with a massive deck and BBQ gas line, perfect for entertaining while soaking up the sun and those breathtaking mountain views. Comfort is year-round with two air conditioners keeping the home cool on warm days. Living in Sunset Ridge means more than just a home, it's a lifestyle. This vibrant community offers schools, parks, a six-acre freshwater pond with pathways, and playgrounds all within minutes. Everyday conveniences are close by at The Trading Post, with a bakery, restaurant, dental and health care, vet clinic, and gas station right inwalking distance. Whether you're enjoying the outdoors,

connecting with neighbours, or simply unwinding with panoramic views, you’ll truly LOVE WHERE YOU LIVE in Sunset Ridge.