

**88 Sunset Circle
Cochrane, Alberta**

MLS # A2288833



\$775,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,399 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Skylight(s), Wet Bar		

Inclusions: Energy efficient blinds

Visit REALTOR® website for additional information. Stunning Fully Developed Walk-Out Bungalow Backing Onto Green Space & Playground, Connected to Cochrane's Trail System Welcome to this beautifully appointed walk-out bungalow with 9-ft ceilings on both levels, perfectly located in a quiet setting backing directly onto green space and a playground — offering the ideal balance of privacy and community living. From the charming front porch, you'll step into a bright, open-concept layout featuring pot lights, upgraded fixtures, and rich hardwood flooring. The heart of the home is the stunning kitchen, complete with a skylight, granite countertops, abundant cabinetry, and a walk-thru pantry leading to the oversized attached double garage. The main floor also includes a versatile den or second bedroom — ideal for guests or a home office. At the rear, enjoy a spacious deck with sleek glass railing and a gas line for your BBQ, all while taking in peaceful park and mountain views. The primary suite overlooks the green space and offers a walk-in closet and luxurious ensuite with in-floor heating, air tub, make-up counter, and an impressive tiled shower with bench and multi-head 6-piece configuration. The fully finished walk-out basement is built for entertaining, featuring two additional bedrooms, a full bath, large family room with in-ceiling speakers, wet bar, in-floor heating, and generous storage. Step out to the exposed aggregate patio and beautifully upgraded outdoor space. Additional highlights include a drywalled garage and numerous thoughtful upgrades throughout. A rare combination of space, style, and an unbeatable