

**16 Sunset Close  
Cochrane, Alberta**

**MLS # A2164024**



**\$765,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,463 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Wired for Sound		

**Inclusions:** Pool Table , Treadmill ( in basement) , Refrigerator in the garage included

This beautifully designed home is perfect for a growing family, offering abundant space and comfort throughout. Unlike many homes, it doesn't back onto a neighbor's yard, providing added privacy. Completely landscaped, and includes a garden shed. Inside, you'll discover a welcoming living room, a flexible bonus room, and a large recreational space—each offering endless possibilities for family fun and creating lasting memories. The fourth bedroom also makes an excellent guest room. With over 3,500 sq ft of fully finished living space, this home is move-in ready, allowing you to effortlessly begin your next chapter in a stylish and inviting setting. Situated in the scenic Sunset Ridge community, this home offers stunning mountain views from the primary bedroom and sweeping sky views. The neighborhood is ideal for families, featuring miles of walking trails, multiple playgrounds, and close proximity to schools. Even better, the school bus stop is just a few steps from the backyard. Be sure to check the "feature page" in the photos for more details on the exceptional features of this home.