

**72 Sunset Close  
Cochrane, Alberta**

**MLS # A2168483**



**\$835,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,296 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	10-26-4-W5
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this stunning home in the sought-after community of Sunset Ridge in Cochrane! Nestled in a private cul-de-sac, this 3,275 ft<sup>2</sup> (total) home offers unobstructed mountain views from all 3 levels! The sunlight splashes around the open-concept floorspace, cozy up in front of the gas fireplace and the main floor deck is an amazing place to spend your time. The main floor also features a good sized office, and laundry room for added convenience. Enjoy watching the seasons change over the Rocky Mountains. The spacious and updated interior features refinished hardwood floors, new carpets, fresh paint, and gorgeous open to above living room ceilings. Other recent additions include Washer & Dryer (2023), Dishwasher (2023), New Sump Pump (2019), Hot Water Tank (2019). The Furnace was Tuned up and Cleaned recently, and theres a garburator that was serviced in 2024 as well. This might not seem like a big deal, but garburators are not permitted in new builds in Cochrane. As we all know you can change the interior, but what you can't change is the location, step outside to your beautiful pie-shaped lot backing west with a walkout basement entrance. The elevated lot gives you privacy from neighbours behind, and the way the house sits on the lot adds privacy from neighbours, it will be a sanctuary for you. The partially finished basement has a bedroom and full bathroom already in place, the unfinished portion is a blank slate, and could be customized however you'd like. The double garage is oversized (27'x23') and has an electric heater installed and included. The footprint of the house is bigger than it appears, as the open to above floorplan lowers the above grade square footage, but the foundation size is that of a much bigger comparable home. Conveniently located near parks, schools, and shops, this is a must-see property for any

family looking for their dream home. We'd love to accommodate your showings, come see the view for yourself, and get in before the mountain tops turn white!