

79 Sunset View
Cochrane, Alberta

MLS # A2172775



\$769,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers, Rectangular Lot, See Remo		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Large Umbrella on Deck

OPEN HOUSE Nov 2&3 1:00-3:00 PM - Stunning Home in the Family community of Sunset Ridge in Cochrane! 4 Bedroom, 3.5Bath FULLY FINISHED Walk Out with plenty of room for the whole FAMILY. Front Porch makes a wonderful sitting area and as you enter notice how spacious this home feels. Featuring an OPEN CONCEPT living area on the main floor with separate dining area. Enjoy large gatherings in your gourmet kitchen featuring a GAS cook top, Wall Oven and Warming Drawer. The Large Kitchen Island for 3 plus dining area overlooking the back deck with views to the SW of the Mountains tops it all off. The Great Room with Fireplace adds to the spacious feel and plenty of windows bring in the Sunshine. Upstairs you'll find a BONUS ROOM and open concept hall overlooking the dining area below. There are 3 bedrooms up with a 4 piece main bath. The Master Bedroom comes with a Large walk in closet and 5 piece Bath complete with SOAKER tub, Separate shower and double vanity. Through the laundry on main are the stairs to the lower WALK OUT level. Great for Family Movie nights with enough room for an Exercise area. There is another 4 piece bath on this level plus the 4th bedroom. Outside the back yard has Columnar Aspens/Poplars for privacy and many perennials throughout the flower beds complete with irrigation system for ease of watering. The front lawn has an underground sprinkler system. The LARGE Upper Deck is great for lounging and BBQing with gas hook up. Lower deck has sun/privacy screens for comfort while enjoying the outside! View this Home today and Live here tomorrow!