

**91 Sunset Park
Cochrane, Alberta**

MLS # A2175588



\$785,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,283 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Separate Entrance		

Inclusions: n/a

Location location, Large 2 story walkout in a developed sought after community in Cochrane on quiet street, mountain views and with park nearby featuring: Nearly 2,300 sq ft above grade | 4 bedrooms up + Bonus room and main office | large kitchen | sunny SE facing backyard & so much more. All in esteemed Cochrane's 'Sunset Ridge' - A Master-Planned Neighbourhood With Incredible Rocky Mountain Views, Amenities, outdoor exercise circuit, 5+ km of scenic paths and so much more. Step inside to find a sun soaked interior that is enhanced with a SE facing backyard, and large windows throughout. Hardwood floors lead you into the main living space that connect kitchen, dining and living room seamlessly. This home has an expansive layout with a kitchen that features: beautiful cabinetry, large eating island, granite counters, SS appliances, pantry space (off the garage entry - perfect for brining in groceries), butlers pantry and more. Off kitchen is dining space with large patio doors to access the deck with gas line, where you get a peek at the mountain views west and sun exposure. Off dining and kitchen is a family room that has a cozy fireplace for the cooler days with gorgeous mental that compliments the finishings throughout the home. Main floor is complete with an office space, as well as half bath leaving no stones unturned. Upstairs offers the same, with a large bonus room with built-in feature wall. Along with 4 great sized bedrooms, a shared full size bath. The primary room features: Large quarters, south facing windows w/ sweeping views of big hills spring canyon and mountain view, walk in closet, and a full size en-suite. En-suite has double vanity, tub, walk in tiled shower and toilet. Basement is awaiting your creativity but is full of options with large windows, large patio doors walkout to backyard. Backyard is fully landscaped. This home is close

to a park and on a quiet street offering an ideal location for families. With all its features this is a must see and won't last. Book your viewing today before it's gone. [Click link for 3D tour.](#)