

8 Sunset Close
Cochrane, Alberta

MLS # A2176373



\$799,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: refrigerator in garage / garage door remotes

OPEN HOUSE THIS SATURDAY, NOVEMBER 9TH AND SUNDAY, NOVEMBER 10TH FROM 1-3PM Welcome to 8 Sunset Close, Cochrane, Alberta! This beautifully updated property features all new appliances in the kitchen, fresh paint throughout and new vinyl plank flooring in both the living room and office, creating a modern and inviting atmosphere. With over 3,000 square feet of thoughtfully designed living space, you’ll find a spacious upper-level bonus room, perfect for family gatherings or a cozy movie night. The office area includes a built-in workstation, ideal for remote work or study. The home boasts three generous bedrooms, including a luxurious primary suite complete with a large ensuite featuring an oversized shower, a relaxing soaker tub with tile surround, and an expansive walk-in closet. The main level showcases elegant tile flooring and an open-concept kitchen that seamlessly flows into the dining and living areas, highlighted by a cozy gas fireplace. The lower level offers additional flexibility with another office area, a large family room with a wet bar, and another gas fireplace—perfect for entertaining. Step outside to a beautifully landscaped yard with underground sprinklers and a charming patio area, ideal for summer barbecues and outdoor relaxation. Enjoy year-round sunshine on the south-facing balcony, and take advantage of the oversized double garage, complete with hot and cold water and stylish painted accents. This home is immaculate and ready for immediate possession, with recent updates including a freshly painted wood trim exterior. Located just a block away from the pond plus fantastic walking and biking paths that lead into the heart of Cochrane, this property is a true gem. Don’t miss out—come see this beautiful home before it’s gone!