

81 Sunset Heights Cochrane, Alberta

MLS # A2208671



\$599,500

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Welcome to this warm and inviting home in the desirable community of Sunset Ridge! This great 3 bedroom + bonus room family home is ready for you and your family! You are welcomed by an open main floor plan, hardwood & tile floors, and a warm ambience. Prepare meals in the well designed kitchen with SS appliances, pantry & eat-up bar, dine in the spacious dining/nook area, and then enjoy relaxing in front of the fireplace in the great room. The upper level boasts 3 bedrooms, 4 piece main bathroom and a luxurious primary suite with a walk-in closet, a 4 piece ensuite w/ separate soaker tub and stand up shower. The cozy bonus room is situated adjacent to the bedrooms and is perfect for relaxing and offers mountain views. A wide open unspoiled basement awaits your personal touch, and is large enough for a rec rm, 4th bedrm, and a bathroom if needed. The back yard is fenced, and the attached dbl garage is insulated and drywalled. Located in the vibrant community of Sunset Ridge, the location of this home is close to parks, pathways, schools, and amenities, this home is truly move in ready. Don't miss out on this incredible opportunity to make this very well maintained home yours! Book your showing today to discover why Living in Cochrane is Loving where you Live!