



# 116 Sunset Manor Cochrane Alberta

\$825,000

OPEN HOUSE SAT OCT. 12 12-3PM PRIDE OF OWNERSHIP shines throughout this immaculate and well maintained Sunset Ridge 3 Bed / 3.5 bath home ready to move right in. This Fully Finished Jayman built walkout has everything you need and more! The spacious foyer welcomes you home and opens up to the main living area with with great room, dining area and upscale kitchen loaded with features. Quartz counters, Stainless Appliances, Gas cooktop and Hood fan, built in oven & microwave, pantry, Island & breakfast bar make this kitchen one to be envied. A glass surround deck off the dining area provides an outdoor space for relaxing & enjoying the outdoors providing a cover for the patio on the walkout level with a gas BBQ line on each of them. The large Family room / Bonus room with TV greets you at the top of the stairs on the upper level. The huge primary suite features walk-in closet & 5pc spa like ensuite with soaker tub, separate shower & a water closet. Two generous sized bedrooms sharing a 4pc bathroom plus the conveniently located laundry room completes the upper level. The walkout level is fully finished but could easily be reconfigured to create an additional bedroom. The recreation room, bar area with sink, fridge & dishwasher plus additional flex spaces are all well proportioned. The 3.5 pc bathroom and sauna/steamer plus the utility room complete the walkout level. Two TV's on mounts with remotes plus planters in backyard and the sprinkler system are included. The attached garage is drywalled, insulated & heated with access to the mudroom upon entry. The shingles are being replaced on the entire roof. This landscaped home is fully fenced and ready & waiting for you!! Single family homes to be built on the vacant land behind. (id:6769)

Recreational, Games room 25.50 Ft x 25.33 Ft  
 Other 8.58 Ft x 7.00 Ft  
 Other 10.83 Ft x 13.00 Ft  
 3pc Bathroom Measurements not available  
 Furnace 5.17 Ft x 19.92 Ft  
 Living room 15.50 Ft x 18.67 Ft  
 Foyer 5.75 Ft x 6.00 Ft

Other 6.50 Ft x 9.08 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Family room 14.08 Ft x 13.92 Ft  
 Primary Bedroom 12.58 Ft x 19.17 Ft  
 5pc Bathroom 14.08 Ft x 13.42 Ft  
 Bedroom 10.67 Ft x 15.67 Ft  
 4pc Bathroom 11.08 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Dining room 12.92 Ft x 13.50 Ft

Kitchen 11.50 Ft x 14.17 Ft

Bedroom 10.00 Ft x 15.67 Ft

Laundry room 7.00 Ft x 6.00 Ft