



177 Sunset Heights Cochrane Alberta

\$719,900

Nestled in the heart of the highly sought-after Sunset Ridge community, 177 Sunset Heights is not just a home - it's a peaceful retreat with BREATHTAKING VIEWS. Set on a sprawling 7,160-SQUARE FOOT LOT, this meticulously maintained property is surrounded by abundance of MATURE TREES, ensuring privacy and tranquility. Inside, the 1,789 square feet of thoughtfully designed living space offers the perfect balance of elegance and practicality, including a FULLY FINISHED WALK-OUT basement with a FOURTH BEDROOM and bathroom. The 32-FOOT-LONG DRIVEWAY offers plenty of space for a trailer, adding to the convenience for RV OWNERS. Step outside to your own outdoor sanctuary, starting with the upper deck featuring durable Duradek and a like-new patio umbrella, staying with the home | It's the perfect place to relax and enjoy the stunning MOUNTAIN VIEWS. | The lower level presents a charming ENCLOSED PATIO AREA with retractable screens, offering a versatile space to embrace the outdoors. | Gather around the inviting FIRE PIT, an ideal spot for cozy evenings. | TWO STORAGE SHEDS are also included, providing ample space for your outdoor gear and supplies. | This home also features AIR CONDITIONING for ultimate comfort and offers abundant storage throughout. | The HEATED GARAGE is an exceptional feature, offering CUSTOM CABINETRY, a reinforced tire rack, and a Vacuflo system for added convenience and outstanding organization. | The chef's kitchen is a dream, with a GAS COOKTOP, built-in oven, microwave, warming drawer, SilGranit sink, beverage fridge, and garburator. Completing the space are a 2022 fridge and dishwasher, making this kitchen as modern and efficient as it is beautiful. o The living room is centered around a cozy gas fireplace with a RECLAIMED WOOD MANTEL, adding charm and warmth. o Additional updates include brand-new LVP flooring throughout the main floor and stai...

Family room 17.08 Ft x 12.00 Ft

Bedroom 9.00 Ft x 8.08 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Kitchen 15.33 Ft x 10.33 Ft

Dining room 11.83 Ft x 9.00 Ft

Bonus Room 17.83 Ft x 10.50 Ft

Primary Bedroom 13.00 Ft x 11.75 Ft

Bedroom 9.42 Ft x 9.42 Ft

Bedroom 10.67 Ft x 9.58 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft

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

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

<http://www.tammyfigol.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Living room 18.75 Ft x 12.83 Ft

4pc Bathroom 9.42 Ft x 8.92 Ft

2pc Bathroom 8.17 Ft x 5.92 Ft