



## 204 Sunset Square Cochrane Alberta

\$675,000

\*\*\*Pristine Condition\*\*\* \*\*\* Sunset Square Villas.\*\*\* What a Beautiful Air-Conditioned Walkout Bungalow... With the Last three sales in 2023 in this complex selling in the \$760-\$775,000 range time to check this location out! Here is a fully finished Walk-out with lovely Mountain Views to the south and a little to the west. These executive style villas luxuriously crafted by Calbridge homes, are a hidden gem in Sunset Ridge offering maintenance free living with NO CONDO FEES, only a low monthly HOA fee, still \$125, covering your snow removal, lawn maintenance and irrigation. As you walk up you will notice the quaint porch by the front door where you can set up your chairs and table to enjoy your early morning coffees in the summertime. Open the door and enter the large Foyer, you can't help notice the bright Den/Office by the front doorway and the high 10 foot ceilings. The main floor is a large bright open space with a gourmet kitchen that has been beautifully upgraded with granite counters, a spacious corner pantry as well as a very generous center island with breakfast bar.. If your looking for that special Chef Style\* Kitchen with elegance, this is it. Open concept thru the Dining room into Livingroom area. A decorative 2 sided gas Fireplace. Main Floor has Built-in Ceiling Speakers & sound surround. Master is large and filled with Natural light, Spacious 5 piece Ensuite, Closet and separate Water Closet. Laundry on main floor. Lower Level Walk-out is fully finished with another oversized Bedroom. 3pce Bathroom. Wide Open Rec Room Family room combination, with enough space for a pool table, card table and still a TV Area. There is even a storage room. The oversize Double Attached Garage is fully finished to hold the best of your Toys! Lets you, Lock and Leave, for that winter vacation. .Enjoy a two-level patio perfect for outdoor entertaining or enjoying ...

3pc Bathroom Measurements not available

Family room 5.08 M x 4.98 M

Recreational, Games room 4.98 M x 3.48 M

Bedroom 3.96 M x 3.89 M

Furnace 2.34 M x 2.44 M

Living room 5.23 M x 4.34 M

Dining room 5.56 M x 2.44 M

Kitchen 4.37 M x 4.09 M

Den 3.30 M x 2.92 M

Primary Bedroom 5.03 M x 4.40 M

5pc Bathroom Measurements not available

2pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
eXp Realty

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



**Real Estate Professionals Inc.**

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

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