



63 Sunset Circle Cochrane Alberta

\$674,900

Nestled in Sunset Ridge, one of Cochrane's best communities, awaits your 2002 square foot home with the backyard oasis of your dreams. Tucked away on the hill overlooking the peaceful and historic town of Cochrane, Sunset Ridge is the perfect family community, with schools from K-12 and endless nature trails to explore. Meticulously kept and fully developed, this 4 bedroom, 3.5 bathroom property is a must-see. You'll feel a sense of home as you enter the spacious living room and kitchen - filled with light and beautiful upgraded finishes. Gorgeous dark wood cabinetry compliment the granite countertops and newly installed vinyl plank flooring. Gather with your guests at the large island or dining room - the perfect layout for entertaining. Enjoy the gas fireplace on cozy winter nights in. The large kitchen features a walk-through pantry into the mud area and laundry room, offering total convenience and ample storage. Upstairs, you'll find 3 large bedrooms plus a bonus room with vaulted ceilings and a peekaboo mountain view. The light flooding this cozy space will make you never want to leave! The owner's retreat overlooks the backyard and comes complete with a soaker tub and walk-in closet. To top it off, this property has been professionally landscaped with a gorgeous waterfall feature - a smart and tranquil way to maximize the beautiful sloping backyard. Enjoy the babbling brook sounds from your deck- made with Duradek for easy maintenance. There is a gas BBQ line as well! Heading downstairs, you'll immediately see that this is not your average basement. Professionally finished with 9 foot ceilings, a bedroom and bathroom - plus an incredible rec room including a gas fireplace. The fully equipped bar comes complete with a rock-detailed island, full-height cabinetry, a bar and wine fridge, and granite countertops - this is where all of your friends will want to han...

3pc Bathroom 11.67 Ft x 4.92 Ft

Bedroom 10.83 Ft x 9.58 Ft

Storage 9.08 Ft x 5.67 Ft

Recreational, Games room 16.33 Ft x 12.50 Ft

Furnace 11.67 Ft x 6.83 Ft

2pc Bathroom 5.25 Ft x 5.00 Ft

Laundry room 8.33 Ft x 7.58 Ft

Living room 14.25 Ft x 12.92 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

5pc Bathroom 11.58 Ft x 13.08 Ft

Bedroom 12.33 Ft x 10.25 Ft

Bedroom 10.08 Ft x 10.00 Ft

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Dining room 11.92 Ft x 10.00 Ft

Kitchen 12.67 Ft x 12.92 Ft

Bonus Room 13.92 Ft x 13.42 Ft

Primary Bedroom 15.00 Ft x 11.67 Ft