



83 SUNSET Point(e) Cochrane AB

\$662,500

CHARM WITH A CAPITAL "SEE" this home. Two storey walkout built by Jayman Homes has upgrades and quality thruout. Backing onto a pond and green space with spectacular mountain views you will be incredibly impressed! No homes behind this property! Catholic High school a block away. Elementary school in area. Fenced and professionally landscaped rear yard. Main floor has flex room, scraped hardwood thruout, Kitchen with granite counters and large flat island for entertaining family and friends, dark cabinetry, large eating nook with door to deck and privacy glass rails. The Great room has built in bookcase and niche for TV, plus a floor to ceiling river rock gas fireplace with pine mantle. Wrought iron railing leads to large open BONUS Room, bookshelve in hall, 2 bedrms with 4pc bathrm, MASTER with WI closet /4pc ensuite. Lower walkout has bedrm, 4pc bathrm, custom built wetbar with upper cabinets, built in custom counter, corner gas FP, door to private patio. WELCOME HOME!

Living Room 17'8" x 13'8"
Kitchen 13'6" x 9'1"
Breakfast Nook 10'8" x 8'4"
Dining Room 14'4" x 9'3"
Laundry Room 6'5" x 5'9"
Master Bedroom 14' x 11'11"

Bedroom 11'4" x 8'11"
Bedroom 11'7" x 8'11"
Bonus Room 17'7" x 11'5"
Bedroom 11'9" x 9'11"
Family Room 25'7" x 17'8"
Other 7'6" x 4'



Denise Staples
CIR REALTY

Phone: (403) 607-3106
d.staples@shaw.ca



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130 5th Ave West, Cochrane, AB,

Phone: (403) 607-3106
d.staples@shaw.ca