



## 32 SUNSET Square Cochrane AB

\$414,900

This AMAZING Calbridge home has one of the largest floorplans in this style- Over 1700 square feet of living space! The spacious entry is bright & inviting and leads you to an open concept kitchen, living & dining area. Features include White Oak hardwood flooring, granite countertops, stainless steel appliances, built-in ceiling speakers & a cozy office with sliding glass doors. The yard is a great size with a HUGE 16X16 foot deck & gas hookup for your Summer BBQ's! Upstairs you have a spacious master bedroom with a beautiful Oak feature wall, mountain views, walk-in closet & ensuite 4-piece bathroom. Two more bedrooms, a full bathroom & upper floor laundry room complete this floor. Undeveloped basement has rough-in for future bathroom. An attached garage for your vehicle & storage needs, as well as low-maintenance landscaping already done! Conveniently located close to parks, walking trails, Schools, amenities & easy access to highway 1A & 22X. This home is in the popular & family friendly community of Sunset Ridge! This home has been lovingly cared for & has had many improvements including built-in speakers on the main floor, large Deck, Hot tub, White Oak hardwood flooring in the living room & office. In excellent condition!

Living Room 12'5" x 14'9"

Kitchen 8'7" x 11'10"

Dining Room 12'2" x 12'5"

Office 5'2" x 6'11"

Master Bedroom 12'4" x 13'5"

Bedroom 10'4" x 10'6"

Bedroom 9'11" x 10'5"

Laundry Room 4'10" x 7'10"



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