



152 Sunset Manor Cochrane Alberta

\$769,000

****IMMEDIATE POSSESSION AVAILABLE**** Unlock the door to your Next Family HOME in popular Sunset Ridge! Positioned just moments away from Sunset Ridge Park and offering a quick commute via Highway 1A, this fully finished 4-bedroom residence spans over 3000 sqft, promising a haven for your family. Step onto the classic aggregate concrete front steps and into the Foyer, where the appeal of the popular open-concept main floor unfolds. A versatile Den/Home Office sits conveniently, while a discreet Half Bath and tucked-away Laundry Room add practicality to the space. The Living Room is a great central space of natural light and warmed by a bold feature wall housing a classy wood surround and mantle gas fireplace. The Kitchen is a classic design, including a beautifully large, granite-topped center island with a breakfast bar, a stainless-steel appliance package, and abundant cabinet and counter space - a dream for any home chef. A generously sized walk-through Pantry connects seamlessly to the Laundry Room and an oversized Double Attached Garage. The bright Dining area transitions outdoors to a 16x12 ft composite deck, enhanced by privacy panels. The Upper Level, where an expansive and bright layout unfolds, featuring a fantastic Bonus Room with a captivating south-facing wall of windows. Custom top-down, bottom-up Hunter Douglas blinds adorn each window throughout the home, adding a touch of sophistication. Bedrooms #2 and #3 are flanked by an upper 4-piece Bathroom and a walk-in linen closet. The Primary Bedroom, accommodating larger furniture, shows natural light and offers endless decorating possibilities. The 5-piece Ensuite is a bright and airy retreat, thoughtfully designed with dual vanities, a large soaker tub, a separate water closet, an oversized shower enclosure, and a generous walk-in closet. The professionally finished Lower Level invites endle...

4pc Bathroom 8.33 Ft x 5.67 Ft

5pc Bathroom 14.58 Ft x 11.17 Ft

Bedroom 9.58 Ft x 12.00 Ft

Bedroom 11.08 Ft x 10.92 Ft

Bonus Room 21.00 Ft x 13.67 Ft

Primary Bedroom 14.08 Ft x 14.08 Ft

Storage 27.42 Ft x 10.25 Ft

2pc Bathroom 5.17 Ft x 5.08 Ft

Dining room 12.92 Ft x 11.08 Ft

Family room 16.00 Ft x 15.58 Ft

Foyer 10.08 Ft x 5.50 Ft

Kitchen 13.00 Ft x 8.58 Ft

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

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE BENCHMARK

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

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 5.83 Ft x 11.75 Ft

3pc Bathroom 8.33 Ft x 4.92 Ft

Bedroom 11.33 Ft x 19.42 Ft

Recreational, Games room 15.75 Ft x 15.42 Ft

Laundry room 9.67 Ft x 8.75 Ft

Den 18.67 Ft x 10.92 Ft

Pantry 5.75 Ft x 10.33 Ft