# \$674,900 - 63 Sunset Circle, Cochrane

MLS® #A2214921

# \$674,900

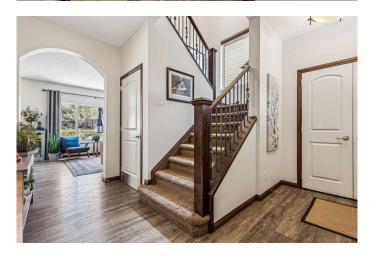
4 Bedroom, 4.00 Bathroom, 2,002 sqft Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

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'II 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 deckmade with Duradek for easy maintenance.







There is a gas BBQ line as well! Heading downstairs, you'II 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 hang out! Completing the property is the heated attached double garage which is wired with 220V service for a future EV charger. Special features include new paint throughout, vinyl plank flooring in 2024, and a radon mitigation system. This owner occupied home has been meticulously maintained - move right in! Truly a gem in this friendly and quiet town! Call your Realtor for a private showing.

#### Built in 2008

#### **Essential Information**

MLS® # A2214921

Price \$674,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,002

Acres 0.11

Year Built 2008

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 63 Sunset Circle

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0C3

#### **Amenities**

Parking Spaces 4

Parking 220 Volt Wiring, Double Garage Attached, Driveway, Front Drive,

Garage Door Opener, Heated Garage, Insulated, Workshop in Garage

# of Garages 2

## Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island,

No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s),

Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer, Window Coverings,

Wine Refrigerator

Heating Central
Cooling None
Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Creek/River/Stream/Pond, Landscaped, Sloped, Waterfall

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 3

Zoning R-LD

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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