

# \$774,900 - 135 Sunset Park, Cochrane

MLS® #A2199336

**\$774,900**

5 Bedroom, 3.00 Bathroom, 2,495 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

The lovely community of Sunset Ridge welcomes you to this spacious, 5 bedroom, family home situated in a quiet cul-de-sac with a rear facing view of a central park with freshwater pond, playground, and 5+ km of scenic paths. The modern open floor plan has a huge gourmet chef's kitchen, granite counters, raised eating bar, enormous prep island & built-in SS appliances with gas countertop stove and stylish overhead fan. A wall of windows provides the living room and dining room with an abundance of natural light with rich hardwood flooring throughout. Enjoy cozy evenings by the fireplace in the colder months and stay cool in the summer with central air conditioning. The top floor features an extra-large bonus room with surround sound perfect for family movie night or the big game. In addition to the 4 pc bath, laundry room and 2 large bedrooms you'll find the Primary suite overlooking the pond with 5pc Ensuite boasting heated floors, separate tub and oversized glass shower. Two sinks and two walk-in closets separated for added privacy & individuality. The lower level development is permitted with 2 bedrooms framed & drywalled with electrical. Bathroom plumbing is roughed in. Take a casual stroll or a quick run just outside your door, the convenient path system and park creates a space for kids to burn off energy and places for dogs to roam and explore. Sit and admire the mountain views from the many gazebos and benches along the way. The miles of trails



located within Sunset Ridge connect to the historic Cochrane Ranche, with breathtaking views and abundant nature to explore. The surrounding community hosts schools, playgrounds, restaurants, pharmacy, gas & convenience store, liquor store and professional services. A new community centre is slated to be completed in the future and will be the highlight of community connection, offering all kinds of recreational opportunities such as a boarded ice rink, community building with space for recreation, meetings, and events, as well as sports fields making this the perfect place to start your family's next chapter!

Built in 2012

### **Essential Information**

MLS® #	A2199336
Price	\$774,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,495
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	135 Sunset Park
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	28
Zoning	R-LD

## Listing Details

Listing Office	The Real Estate District
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