

## 84 Sunset Manor Cochrane, Alberta

**MLS # A2226436**



# \$799,999

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunset Ridge                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 2,566 sq.ft.                                                               | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized                                          |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), |               |                   |

|                    |                                                                                                                                                               |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade                                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                                                                                           | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |                   |      |

**Inclusions:** Freestanding wine fridge in kitchen is negotiable

\*Your next HOME in Sunset Ridge in Cochrane, AB!! Experience the perfect blend of space, style, and location at 84 Sunset Manor. Set in one of Sunset Ridge's quietest enclaves, this Landmark-built home delivers over 2500 square feet of well-planned living space, ideal for today's modern family. Step inside to discover an open-concept main floor that blends comfort and elegance. The upgraded kitchen features soft-close cabinetry, a walk-in pantry, and premium appliances — ideal for everything from busy weekday mornings to entertaining friends. Hardwood floors flow throughout the main level, which also includes a dedicated home office — perfect for remote work or study — and a cozy living room with a gas fireplace as its focal point. Central air conditioning keeps the home comfortable year-round. Upstairs offers four generously sized bedrooms and a versatile family room, providing plenty of space for relaxation or play. The standout feature is the primary suite, privately set apart from the other bedrooms and complete with a spa-like ensuite — a luxurious retreat to start and end each day. A convenient upstairs laundry room with built in linen closet adds to the thoughtful layout. The full unfinished walk-out basement offers endless possibilities — whether you envision an additional bedroom, bathroom, a home gym, or a family recreation space, there's room to create it all. An oversized double attached garage completes the package. With scenic walking trails right outside your backyard and a local school just a short stroll away, this home is ideally located for families, providing a place where you can grow and thrive. Don't miss your chance to make this exceptional property your new home. Book your private tour today!