

**223 Sunset Square
Cochrane, Alberta**

MLS # A2285084



\$649,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,111 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Wheelchair lift located in garage. Stairs for garage, Central vacuum cleaner with all attachments

Welcome to 223 Sunset Square in the picturesque community of Sunset Ridge, a home that blends comfort, style, and convenience. Ideal for those seeking retirement living or the ease of main-floor living, this thoughtfully designed property offers an open-concept layout that feels both spacious and inviting. When you walk into the home you are greeted by a lovely office that features a large window for long days of working from home. The kitchen is a standout feature, complete with granite countertops, stainless steel appliances, and a beautifully finished island with stone facing that comfortably seats three or more. It flows seamlessly into the living area, where a gas fireplace with a stunning natural stone surround creates a warm and elegant focal point for relaxation or entertaining. The main-floor primary bedroom is generously sized and features a walk-in closet and a luxurious 5-piece ensuite with a large soaker tub, glass shower, and double vanity with granite countertops. You'll also appreciate the main-floor laundry room with added storage, conveniently located just off the oversized heated double attached garage. Upstairs, a versatile loft overlooking the main level provides a lovely formal sitting area, along with a second bedroom and a 3-piece ensuite bathroom making it perfect for guests or visiting family who want their own private space. The basement is ready for the next owners creative mind and comes with bathroom rough ins as well as ROUGHED IN IN-FLOOR HEATING! Sunset Ridge is known for its beautiful mountain views, scenic walking trails around the central pond, nearby schools, and numerous parks. The neighbourhood offers a peaceful lifestyle while still being family-friendly and connected to amenities. Whether you're downsizing, retiring, or simply looking for the convenience of main-floor living with extra space for guests, this

home checks all the boxes. Book your showing today!