

# \$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'll 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 deck-made with Duradek for easy maintenance.



There is a gas BBQ line as well! Heading downstairs, youâ€™ll 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	6
Zoning	R-LD

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.