

# \$699,000 - 196 Sunset Circle, Cochrane

MLS® #A2209844

**\$699,000**

4 Bedroom, 4.00 Bathroom, 2,226 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

This beautiful, fully finished home is in a prime location and would be ideal for any family. Backing onto a large park, this home features low maintenance landscaping and allows you to simply move in and enjoy life. The park is a perfect backdrop and the kids can easily walk to the playground, kick a soccer ball around, or hang out with friends all summer long. The main floor office is perfect for anyone that works from home and the double attached garage will keep your cars frost-free all winter. As you enter the heart of the home, you'll first notice the 2 storey ceiling in the great room with an abundance of natural light, making the entire house feel open and airy. The rest of the main floor is well designed with a large dining area, three way gas fireplace, spacious kitchen with maple shaker style cabinets and stainless steel appliances including a newer stove and dishwasher. The walkthrough pantry leads to the laundry room and garage entry. The upper level features a gorgeous and bright bonus room, primary suite with walk in closet, full ensuite and massive bedroom that easily fits a king sized bed. There's another full bathroom and two large kids rooms on this level. The fully finished lower level has a 4th bedroom, another bathroom with oversized shower and a huge rec room. The back deck leads to a lower level seating area and there's room for a trampoline or other entertainment space. This community is a family favourite with its mature trees, walking paths, stunning views and close proximity to schools and all the amenities at



the Trading Post.

Built in 2007

### **Essential Information**

MLS® #	A2209844
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,226
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	196 Sunset Circle
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0C6

### **Amenities**

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

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R-LD

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.