

84 Sunset Manor  
Cochrane, Alberta

MLS # A2226436



\$815,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	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		

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!