



ID# 10706  
 MLS®# C4279799

**\$489,900**

**Sunset Ridge  
 292 Sunset View  
 Cochrane**

Single Family  
 2-Storey  
 Year Built:2013

 **4**  
 Bedrooms

 **3**  
 Bathrooms

 **2,272**  
 Square Feet

For additional information on this listing  
 please call the Listing REALTOR® at:

**403-629-8229**

**Property Highlights**

Gorgeous 2-storey home w/ MOUNTAIN VIEWS in desirable Sunset w/ tons of parks/paths plus a 6 Acre freshwater pond! The "Caliber" model built in 2013 by Calbridge home. Plenty of UPGRADES include HARDWOOD floor, 9' knockdown ceiling on main, Built Green Certified, Hunter Douglas blinds thruout, & wide driveway. STRIKING kitchen has full height PRISTINE WHITE cabinets, GRANITE, STAINLESS appl'ces w/ GAS stove, HUGE ISLAND w/ bar, butler pantry & WALK-IN pantry! Bright dining area & generous great rm w/ upgraded gas fireplace. Glass French doors to a private den. Upstairs, a coffered ceiling in the bonus rm w/ surround sound roughed-in. FOUR bedrooms up plus UPPER LAUNDRY & 4-pce bath. Large 5-pce ensuite has a SOAKER tub, SEPARATE shower, dual sinks, GRANITE counter, & BIG walk-in closet. Unfinished bsmt has 2 deep windows, rough-in plumbi...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10706](http://RHINOREALTY.COM/?ID=10706)



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All information is believed to be accurate, but is not guaranteed.  
 Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$489,900

ID# 10706  
MLS®# C4279799

292 Sunset View  
Cochrane, AB T4C 0N6

## GENERAL DETAILS

Community: Sunset Ridge  
Property Type: Single Family  
Style: 2-Storey, detached  
Year Built: 2013  
# of Finished Levels: 2  
Sq Ft Above Grade: 2272  
Total Dev'pd Sq Ft: 2272  
Front Windows Face: Southeast  
Back Yard Faces: Northwest

## INTERIOR

Bedrooms: 4 total; 4 above grade  
Bathrooms: one 2-piece; one 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	14x13	4.3x4.0
Dining Room	Main Floor	13x10	4.0x3.0
Kitchen	Main Floor	12x11	3.7x3.4
Den	Main Floor	10x7	3.0x2.1
Bonus Room	Upper Floor(s)	14.9x13.5	4.5x4.1
Master Bedroom	Upper Floor(s)	15x13.2	4.6x4.0
Bedroom	Upper Floor(s)	11x9.5	3.4x2.9
Bedroom	Upper Floor(s)	11x9.5	3.4x2.9
Bedroom	Upper Floor(s)	10.7x9.5	3.3x2.9
Laundry Room	Upper Floor(s)		

Basement: full, unfinished, roughed-in plumbing  
Flooring: hardwood, tile, carpet  
Fireplace(s): 1  
Fireplace Fuel: Natural Gas  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1  
Included Items: refrigerator, gas stove, microwave, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings, garburetor, central vacuum attachments, compactor  
Interior Features: 9ft ceilings, stainless steel appliances, granite counter, roughed-in central vacuum, knock down/upgraded ceiling texture, high efficiency furnace, no smoking

## EXTERIOR

Exterior Finish: vinyl siding  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: double attached, oversized parking  
Total # of Parking Spots: 2  
Location Attributes: fenced, fully landscaped, shopping nearby, schools nearby, mountain view, playground nearby  
Yard and Exterior Features: deck, patio, landscaped, fully fenced, natural gas line (bbq)  
Acreage Features: municipal water

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	34.9	10.63
Lot Width at Rear:	39.1	11.91
Lot Depth (Average):	114.8	34.99
Lot Area:	4241.0	394

Lot Shape: Pie  
Property Taxes: \$3418, Annual



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