



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

84 Sunset Manor
Cochrane, Alberta

MLS # A2247739



\$759,000

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, Oversized		
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

OPEN HOUSE Saturday Sept 27th 1-3pm. Incredible Value in this large home. Space for the whole family, trails at your doorstep, and a garage big enough for all your toys — welcome to 84 Sunset Manor. Set in a quiet pocket of Sunset Ridge, this Landmark-built home gives you over 2,500 sq. ft., a smart floor plan, and little touches that make daily life easier. The main floor is bright and open with hardwood throughout, a kitchen that blends style and practicality (soft-close cabinets, walk-in pantry, premium appliances including gas stove), with easy access to the comfortable deck inviting you to either relax or grill. There's a dedicated office space just off the entrance and the oversized double attached garage means you can store vehicles, gear, and still have room for hobbies. The living room's gas fireplace is the natural gathering spot on winter nights, while central A/C keeps you comfortable through the summer. Upstairs, discover four bedrooms and a spacious family room. The primary suite is your personal sanctuary with a spa-inspired ensuite, set apart for privacy. It has a massive freestanding soaker tub, dual vanities and a large walk-in closet. Your children or guests will have their own wing which includes 3 bedrooms, a full bath and an upstairs laundry room complete with linen storage. Downstairs, the walk-out basement is a blank canvas for your vision: gym, games room, or in-laws living area. Step outside and you're right on the community's scenic trail system, with a short distance to Sunset Pond and RancheView School. Lots of value and square footage in this home. Book your showing today!