



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 49 Sunset Manor Cochrane, Alberta

**MLS # A2224438**



**\$749,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,147 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	All Lighting Fixtures Attached, Hot Tub, Trampoline, TV Wall Mount(s)		

Welcome to this charming two storey home in the sought after community of Sunset Ridge! Ideally located just a short walk from scenic walking paths and the community lake, this home offers both comfort and convenience. The open concept main floor features a functional U-SHAPED KITCHEN with a LARGE ISLAND, a PANTRY, and ample counter space&mdash;perfect for family meals or entertaining. The cozy living room is anchored by a GAS FIREPLACE, creating a warm and inviting atmosphere. Upstairs, you'll find three bedrooms, including a SPACIOUS PRIMARY BEDROOM with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, a 4-piece main bathroom, and a convenient laundry room complete the upper level, making it a perfect family layout. The unfinished basement includes a bathroom ROUGH-IN, offering plenty of potential for future development. Step outside to enjoy the private, TREED BACKYARD, complete with a HOT TUB and TRAMPOLINE&mdash;ideal for relaxing or playing outdoors. The OVERSIZED, HEATED, and INSULATED DOUBLE GARAGE with DUAL DOORS provides ample space for vehicles, storage, or a workshop. Don't miss this opportunity to live in one of Cochrane's most desirable neighbourhoods!