



GRASSROOTS
REALTY GROUP

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**31 Sunset Road
Cochrane, Alberta**

MLS # A2233912



\$488,500

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: Garden Shed

This one really has it all! Located on a large corner lot in the beautiful community of Sunset Ridge, this 4-bedroom end unit townhome is the perfect family home with space inside and out. You'll love the charming front porch—a great place to sip your morning coffee or unwind in the evenings. The Huge back yard offers incredible flexibility, with room to build a standard-sized garage and still park your RV or boat. That kind of outdoor space is hard to come by! Inside, you'll immediately notice how bright and welcoming the home feels, thanks to the extra side windows (a bonus of being an end unit). The Hunter Douglas top-down bottom-up blinds give you the perfect mix of privacy and natural light. The kitchen features a handy sit-up bar for breakfast or casual dinners, and the open living and dining area is ideal for family time or entertaining. Upstairs, the primary bedroom comes with 4-piece ensuite, and two more generously sized bedrooms with a full bathroom complete the upper level. Downstairs, the partially finished basement includes a large family room (currently used as a gym), complete with gas fireplace with marble panel surround, a bedroom, and a laundry room with a modern barn door. There's also rough-in plumbing for a future bathroom—ready for your finishing touch. There is Gas and electric hook up roughed in for the upstairs should the new owners wish to add a fireplace in the living room. The backyard is a true highlight: a huge deck with a pergola, cozy fire pit, and planters make it perfect Oasis for relaxing, entertaining, or enjoying the outdoors in every season. You'll also love being in walking distance to great schools, parks, and pathways. Sunset Ridge is one of Cochrane's most sought-after neighborhoods, known for its breathtaking mountain views, and easy access to Calgary and the Rockies. If you're

looking for a home that offers space, flexibility, and a great location—this one’s a must-see. Book your showing today!