



GRASSROOTS
REALTY GROUP

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

49 Sunset Manor Cochrane, Alberta

MLS # A2241527



\$739,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,148 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot, Treed		

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

Welcome to this charming two-storey home located in the desirable semi-estate community of Sunset Ridge! Situated on a quiet cul-de-sac with James Hardie board siding, this home offers peace and privacy, ideal for families, as traffic is minimal and limited to local residents. Just a short walk to scenic walking paths, a pond, playground, school, and essential amenities including a dentist, pharmacy, gas station, liquor store, and bakery, this location offers both comfort and convenience. Inside, the open-concept main floor boasts a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, a walk-in pantry, and generous counter space—perfect for everyday living and entertaining. The floors have just been refinished with a light finish and the main floor has been newly painted. The cozy living room features a GAS FIREPLACE with a tile surround and mantle, creating a warm, welcoming 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, 4-piece main bath, and a convenient laundry room complete the upper level, offering a functional family-friendly layout. The unfinished basement includes a BATHROOM ROUGH-IN, providing excellent potential for future development. Step outside into your PRIVATE, TREED BACKYARD, complete with a HOT TUB, perfect for relaxing or entertaining. The OVERSIZED, INSULATED, and HEATED DOUBLE GARAGE offers plenty of space for vehicles, storage, or a workshop. Don’t miss this opportunity to own a beautiful home in one of Cochrane’s most sought-after communities!