



GRASSROOTS
REALTY GROUP

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**44 Sunset Road
Cochrane, Alberta**

MLS # A2244245



\$449,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,274 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Shed

Welcome to this beautifully maintained 2 bedroom and 2 bathroom end-unit townhouse offering exceptional natural light and a large, open-concept floorplan, perfect for modern living. As you step inside, you'll immediately notice the airy feel and generous layout—ideal for both relaxing and entertaining. The main floor has a spacious kitchen with stainless steel appliances, loads of counter space and cabinets, extra storage, and view out to the back yard. The back entry is where you'll find a 2 piece powder room and a door which leads to the east facing deck and yard, perfect for morning coffee in the summers. Upstairs, you'll find two spacious bedrooms, and 2 full bathrooms, plus the convenience of upper level laundry. The partly finished basement provides ample potential with room for a third bedroom and a rough-in for a future bathroom, and has a large finished family room for movie nights or a teenager hangout - perfect for growing families or added guest space. Enjoy entertaining and summer BBQs on the private deck, and take advantage of the dedicated parking pad out back with plenty of room to build a future garage. Located in a vibrant, family-friendly neighborhood, this home is just steps from schools, parks, scenic walking paths, and local restaurants. It's the perfect blend of comfort, space, and convenience—ready for you to move in and make it your own!