



GRASSROOTS
REALTY GROUP

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**333 Sunset Common
Cochrane, Alberta**

MLS # A2245363

\$534,900



Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,386 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

Welcome to this beautifully maintained home with breathtaking mountain views and truly move-in ready, with no further costs needed on fencing, decks, landscaping, appliances and no HOA fees. From the moment you arrive, the charming front garden and inviting curb appeal set the tone. Inside, warm hardwood floors flow throughout the main level, creating a bright, open-concept space that's both stylish and functional. The spacious great room opens to a well-appointed kitchen with a breakfast nook, finished in neutral, welcoming tones. The kitchen offers plenty of counter and cupboard space, a large island, corner pantry, and new appliances (2023). Sliding doors lead to a newly completed raised vinyl deck with two gas lines — one for a fire pit and one for a BBQ or infrared heating — plus composite privacy walls finished on both sides. It's the perfect spot to relax while soaking in panoramic mountain views. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and four-piece ensuite. A full main bath and roomy upper foyer complete this level. A convenient two-piece bath is located on the landing to the walkout lower level. The lower level offers endless possibilities, with a rough-in for a fourth bathroom, dedicated laundry space, and abundant storage. From here, step out to a covered deck — featuring three gas lines for a fire pit, BBQ, and heater — and into a fully fenced backyard oasis. Professional xeriscaping, perennial plantings, a tranquil pond, multiple seating areas, and a freshly refinished lower deck create an ideal setting for entertaining or simply enjoying quiet evenings under the stars. Additional updates include a hot water tank installed in 2023. With thoughtful upgrades, new appliances, completed yard, and no HOA fees, this home blends small-town

charm with quick access to Calgary — offering a truly move-in ready lifestyle.