



**GRASSROOTS**  
REALTY GROUP

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**29 Sunset Close  
Cochrane, Alberta**

**MLS # A2247491**



**\$639,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunset Ridge                            |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 1,991 sq.ft.                            | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, On Street       |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Level, Rectangular Lot |               |                   |

|                    |                                 |
|--------------------|---------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas         |
| <b>Floors:</b>     | Carpet, Hardwood, Tile          |
| <b>Roof:</b>       | Asphalt Shingle                 |
| <b>Basement:</b>   | Finished, Full                  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame |
| <b>Foundation:</b> | Poured Concrete                 |
| <b>Features:</b>   | Kitchen Island, Open Floorplan  |

|                   |            |
|-------------------|------------|
| <b>Water:</b>     | -          |
| <b>Sewer:</b>     | -          |
| <b>Condo Fee:</b> | -          |
| <b>LLD:</b>       | 10-26-4-W5 |
| <b>Zoning:</b>    | R-LD       |
| <b>Utilities:</b> | -          |

**Inclusions:** curtain rods, vacuufflo cannister only

Welcome to Sunset Ridge &ndash; Where Lifestyle Meets Location. Ideally situated just steps from scenic pathways leading to Cochrane Ranch and within walking distance to St. Timothy Jr/Sr High School, this beautifully maintained home offers the perfect blend of comfort, space, and convenience. Featuring a rare 4 bedrooms above grade, this home has nearly 2,000 sq ft of light-filled living space, complemented by a newly developed basement adding almost 900 sq ft of versatile space for family fun or entertaining. The kitchen highlights are, a large island, walk in pantry, plenty of storage, and the appliances have all been replaced in the last year. The dining space is bright and cheery, and the spacious living room is anchored by a beautiful gas fireplace. The office, main floor laundry, and powder room complete your main floor living. The second level offers 3 large secondary bedrooms, a large family washroom and a fantastic primary suite. The generous primary bedroom is complete with a 4-piece ensuite and large walk-in closet. Step outside to a private backyard oasis with a deck&mdash;perfect for relaxing or hosting summer gatherings. Enjoy all that Cochrane has to offer, from excellent schools and amenities to easy access to the mountains, you won&rsquo;t look back!