

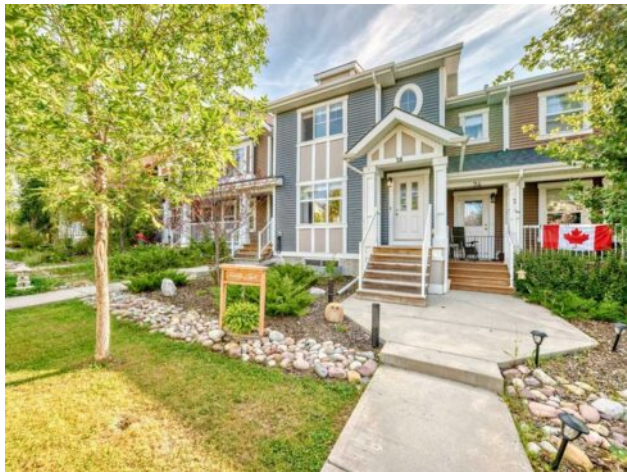


GRASSROOTS
REALTY GROUP

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**28 Sunset Road
Cochrane, Alberta**

MLS # A2251395



\$439,900

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,298 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Vinyl Windows		

Inclusions: 2 Mirrors on dining room wall. Rubber mats on in the basement.

This stunning two-story townhome presents an incredible opportunity for ownership without the hassle of condo fees! Move-in ready and meticulously maintained, this home is ideal for those who value comfort and convenience. As you step inside, you'll find an open-concept floorplan that seamlessly blends the living and dining areas, creating a welcoming space for both relaxation and entertaining. The well-appointed kitchen features a breakfast bar, ample counter space, and abundant cabinetry—perfect for culinary enthusiasts. The second floor offers a luxurious retreat with a bright, west-facing master suite that's spacious enough for a king-sized bed. Enjoy the luxury of a large closet and a private 4-piece ensuite bath. Two additional generously-sized bedrooms and another 4-piece bathroom complete this level, ensuring plenty of space for family or guests. The unfinished basement is a blank canvas for your imagination, featuring a laundry area with a washer and dryer included, and roughed-in plumbing for a future bathroom. Imagine the possibilities for additional living space or a personalized retreat. Your private backyard is perfect for evening relaxation and barbecues on the patio, and there's a rear parking pad with potential for a garage, providing convenience and security for your vehicles. Situated close to a K-8 school and within walking distance to St. Timothy School, this home is ideal for families. Enjoy the nearby Sunset Ridge park, complete with a picturesque pond, playground, and walking paths—perfect for outdoor enthusiasts. This property is a fantastic starter home for a young family or single professional. Don't miss the chance to call this beautiful townhome your own.