



GRASSROOTS
REALTY GROUP

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

49 Sunset Manor Cochrane, Alberta

MLS # A2261620



\$718,800

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 beautiful two-storey home in the highly sought-after semi-estate community of Sunset Ridge! Tucked away on a quiet cul-de-sac and finished with durable Composite siding, this property offers peace and privacy—perfect for families with minimal local traffic. Just a short stroll from picturesque walking paths, a pond, playground, and school, plus everyday conveniences such as a dentist, pharmacy, gas station, liquor store, and bakery, this location truly combines lifestyle and convenience. Inside, the open-concept main floor showcases a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, WALK-IN PANTRY, and ample counter space—ideal for both entertaining and day-to-day living. The main level has just been freshly painted, and the REFINISHED light-tone floors add a bright, modern feel. The living room is anchored by a cozy GAS FIREPLACE with tile surround and mantle, creating a warm, inviting atmosphere. Upstairs, discover three spacious bedrooms, including a primary bedroom with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, 4-piece main bath, and laundry room complete the upper level, offering a functional, family-friendly layout. The unfinished basement with BATHROOM ROUGH-IN provides excellent potential for future development. Step outside to your PRIVATE, TREED BACKYARD, featuring a HOT TUB for relaxation and entertaining. An OVERSIZED, INSULATED, and HEATED DOUBLE GARAGE adds versatility, whether for parking, storage, or a workshop. Don’t miss the chance to make this exceptional property in Sunset Ridge your new home!