



**GRASSROOTS**  
REALTY GROUP

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**232 Sunset Close  
Cochrane, Alberta**

**MLS # A2264039**



**\$635,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunset Ridge                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,745 sq.ft.                                                             | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                                         |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, |               |                   |

|                    |                                                                           |                   |            |
|--------------------|---------------------------------------------------------------------------|-------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                   | <b>Water:</b>     | -          |
| <b>Floors:</b>     | Carpet, Cork, Hardwood                                                    | <b>Sewer:</b>     | -          |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | -          |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                         | <b>LLD:</b>       | 10-26-4-W5 |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                           | <b>Zoning:</b>    | R-LD       |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Bar, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows |                   |            |

**Inclusions:** N/A

OPEN HOUSE - SATURDAY OCTOBER 25TH + SUNDAY OCTOBER 26TH 12PM-2PM. Tucked away on a quiet, family-friendly street, this immaculate 2-storey home combines modern comfort with everyday practicality. With 3 bedrooms, 3.5 bathrooms, and thoughtful updates throughout, it's a space designed for families who love to gather, entertain, and enjoy the best of Cochrane living. Step inside to a bright, open-concept main floor featuring a welcoming family room with a cozy gas fireplace, a spacious kitchen with pantry, and a convenient main floor laundry with garage access. Upstairs, unwind in the generous bonus room—perfect for movie nights, playtime, or your home office retreat. The large primary bedroom with 4-piece ensuite including a soaker tub and free standing shower, is a perfect oasis to unwind and relax after a long day. The fully finished walk-out basement is made for entertaining, complete with a stylish wet bar including a bar fridge and wine fridge, a second gas fireplace, and direct access to the beautiful greenspace out back—ideal for kids, pets, or simply soaking up peaceful Cochrane sunsets. Enjoy peace of mind with roof and eaves updated in 2023, plus modern touches like central air, water softener, drinking water filtration and hard wired alarm/security camera system. Located close to schools, parks, pathways, and local amenities, this home offers the perfect balance of comfort, convenience, and community. Experience the very best of Sunset Ridge living—where every detail feels like home.