



**GRASSROOTS**  
REALTY GROUP

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

**43 Sunset Road  
Cochrane, Alberta**

**MLS # A2286348**



**\$435,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-MD
<b>Utilities:</b>	-

**Inclusions:** NA

Charming, well-maintained family home in a desirable neighbourhood of Sunset Ridge. Built in 2013, this 3-bedroom, 2.5-bathroom residence offers a bright, functional layout with room to grow. The main level features an inviting living area, space for a dining table and a beautiful kitchen with plenty of character. Upstairs you'll find a primary suite with a 4-piece ensuite, plus two additional bedrooms and a 4-piece family bathroom. A convenient 2-piece bath completes the lower level. The undeveloped basement invites creativity—envision your future living space, a home office, or a recreation area. The deep backyard presents a perfect opportunity to add a future garage or shop, however, currently there is a double parking pad for off street parking. Enjoy the peace of mind of meticulous maintenance and a flexible floor plan, with schools, shopping, and amenities just moments away. Move-in ready with endless potential for your personal touch. Book your private showing today!