



**31 Sunset Link  
Cochrane, Alberta**

**MLS # A2292601**



**\$609,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Storage lockers (basement)

With over 2000 sq ft of developed space, set on a quiet street, located mid-block, in a welcoming, family oriented community of Sunset Ridge, this well maintained home offers a functional layout and comfortable living spaces designed for everyday life. With central air conditioning and thoughtful updates throughout, it provides both convenience and comfort for a busy household. As you enter, the main level greets you with beautiful hardwood flooring and an open, bright living space that flows from room to room. Large windows allow natural light to fill the home, creating a warm and inviting atmosphere ideal for relaxing or entertaining. The kitchen is designed with practicality in mind, featuring generous counter space, ample cabinetry, a newly replaced stove and a large island that makes dinner preparation or weekend get-togethers enjoyable. The adjoining dining area offers a comfortable spot for family dinners. Upstairs, the home has been refreshed with brand new carpet on the staircase and throughout the upper level, adding a soft and modern touch. The primary bedroom is completed with a walk-in closet and a spacious ensuite bathroom. Two additional bedrooms and a full bathroom provide plenty of room for children, guests, or a home office, with a mountain view. The fully finished basement expands the living space even further, offering a versatile recreation area along with an additional bedroom and a spacious 3-piece bathroom with heated floors, perfect for guests or visiting family. Upgrades include a new washer and dryer, making everyday chores a little easier. Outside, the heated oversized garage with a 10-foot door is a standout feature along with 220 volt power, providing exceptional space for vehicles, storage, outdoor gear or even an RV parking. Additional secure storage is provided by a built-in shed, located under the deck. Combining

a smart layout, modern updates, and excellent storage, this home delivers the space and functionality today's families need, all in a location one's family will enjoy.