



**71 Sunset Road  
Cochrane, Alberta**

**MLS # A2292861**



**\$455,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** TV Mount

**NO CONDO FEES | FULLY FINISHED | FOUR BEDROOMS | OVER 1700 sq.ft LIVING SPACE |** Welcome to this fully finished home in the desired Cochrane community of Sunset. Step inside and discover an open-concept main floor that immediately feels inviting. You'll be greeted by a thoughtful entry space, perfect for coats and shoes, leading into the living room featuring decorative wall details, neutral paint colors, modern flooring, newer light fixtures, and updated doors. The spacious kitchen boasts ample counter space, a convenient breakfast bar, and sleek stainless steel appliances, including a large double-door refrigerator and a large pantry. You'll be delighted by the abundance of storage, a rare find in townhouses—a place for everything! Upstairs, comfort meets sophistication with newer flooring, neutral paint colours, updated lighting, and updated baths. The generously sized bedrooms offer peaceful retreats, including a primary suite featuring a relaxing 4-piece ensuite with a soaker tub. An additional renovated 4-piece bathroom serves the other bedroom. The finished basement adds significant living space, featuring a bright and modern family room, a fourth bedroom, and a stylish 3-piece bathroom—all enhanced with durable vinyl plank flooring. Outside, your private, fenced yard is an extension of your living space. Enjoy summer days on the deck, host gatherings on the concrete patio, or relax on the well-maintained lawn. You'll also appreciate the convenient rear parking for two vehicles. The motivated seller has made this townhouse truly feel like home from every angle. Don't miss the opportunity to experience the perfect blend of style, space, and convenience!