



**20 Sunset Road
Cochrane, Alberta**

MLS # A2195826



\$489,900

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	See Remarks, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan, See Remarks		

Inclusions: Solar, Solar Microgeneration System, Backyard Oven

20 Sunset Rd – Where Style Meets Smart Investment!!! Cue the Selling Sunset theme music because this corner end-unit is serving looks, luxury, and location—without the Hollywood price tag (or condo fees!). All with a fully finished basement, fresh paint, window coverings, and landscaping already done Why You’ll Love It: No Condo Fees – That’s right, keep your hard-earned cash. Massive Side Yard – Fully fenced for privacy and outdoor living goals. Solar Micro Generation – Because saving money while saving the planet is a flex. Outdoor Oven – Pizza nights just got an upgrade. Built-in Speakers – Play your soundtrack on every level. Inside, the functional open floorplan shines with stainless steel appliances and modern finishes. Upstairs, the primary suite has its own 4-piece ensuite and walk-in closet, plus two more spacious bedrooms and another 4-piece bath. The fully finished basement adds a family room, 4th bedroom, another full bathroom, and space for a wet bar. Prime Location: Just steps from Sunset Ridge Park (hello, walking paths and playgrounds!) and within walking distance to the K-8 school and St. Timothy School. Investment-Worthy? This is the perfect investment property starter home, or chic pad for a professional. Don't wait—this Sunset-worthy home won’t last long!