



**123 Sunset Road  
Cochrane, Alberta**

**MLS # A2205570**



**\$459,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Outside, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Hard to find - First time home buyers delight! A wonderful 3 bedroom 2 and a half bathroom townhouse located in Sunset - Close to schools, pathways, playgrounds and offers an Open floor plan. This townhouse comes with a fenced back yard, with ample space for a future garage. The basement is undeveloped and awaits your creative plans. This area comes complete with roughed in plumbing for a bathroom and 2 large windows for living space or an additional bedroom. There is a covered front entry way, the open concept allows for ample space for living room, and dining room area. There is a powder room off the mud room in the back entrance. Stainless steel appliances compliment the U shaped kitchen working area. The rear deck is a good size allowing for plenty of space for your BBQ. The upper level offers 3 bedrooms and 2 full 4 piece bathrooms.