

# \$495,000 - 31 Sunset Road, Cochrane

MLS® #A2222955

**\$495,000**

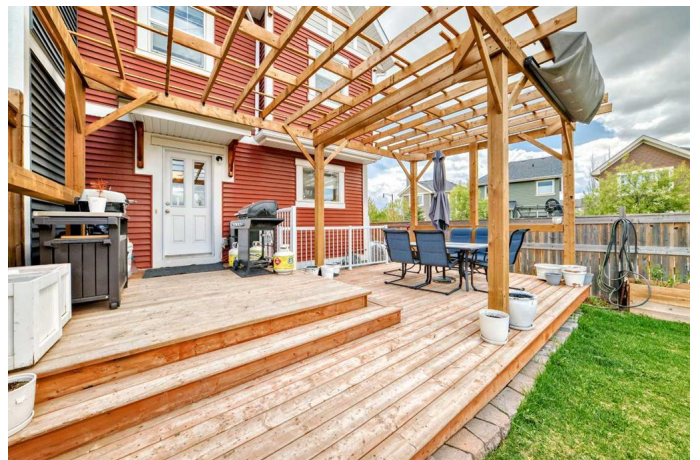
4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

**\*\* OPEN HOUSE: Sun June 15th, 12-2pm \*\***

This one really has it all! Located on a large corner lot in the beautiful community of Sunset Ridge, this 4-bedroom end unit townhome is the perfect family home with space inside and out. Youâ€™ll love the charming front porchâ€”a great place to sip your morning coffee or unwind in the evenings. The Huge back yard offers incredible flexibility, with room to build a standard-sized garage and still park your RV or boat. That kind of outdoor space is hard to come by! Inside, youâ€™ll immediately notice how bright and welcoming the home feels, thanks to the extra side windows (a bonus of being an end unit). The Hunter Douglas top-down bottom-up blinds give you the perfect mix of privacy and natural light. The kitchen features a handy sit-up bar for breakfast or casual dinners, and the open living and dining area is ideal for family time or entertaining. Upstairs, the primary bedroom comes with 4-piece ensuite, and two more generously sized bedrooms with a full bathroom complete the upper level. Downstairs, the partially finished basement includes a large family room (currently used as a gym), a bedroom, and a laundry room with a modern barn door. Thereâ€™s also rough-in plumbing for a future bathroomâ€”ready for your finishing touch. There is Gas and electric hook up roughed in for the upstairs should the new owners wish to add a fireplace in the living room. The backyard is a true highlight: a huge deck with a pergola, cozy fire pit, and



planters make it perfect Oasis for relaxing, entertaining, or enjoying the outdoors in every season. Youâ€™ll also love being in walking distance to great schools, parks, and pathways. Sunset Ridge is one of Cochraneâ€™s most sought-after neighborhoods, known for its breathtaking mountain views, and easy access to Calgary and the Rockies. If youâ€™re looking for a home that offers space, flexibility, and a great locationâ€”this oneâ€™s a must-see. Book your showing today!

Built in 2013

### Essential Information

MLS® #	A2222955
Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	31 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0W3

### Amenities

Amenities	Playground
Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

## Interior

Interior Features	No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	25
Zoning	R-MD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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