



**DJ Golden**  
**REAL ESTATE**

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**49 Sunset Manor**  
**Cochrane, Alberta**

**MLS # A2241527**



**\$718,800**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Microwave in Appliances is Built-In, All Lighting Fixtures Attached, Hot Tub, Trampoline, TV Wall Mount(s)		

Welcome to this inviting two-storey home in the highly sought-after community of Sunset Ridge! Tucked away on a quiet loop, this property offers both tranquility and convenience—perfect for families looking for a place to truly call home. Imagine morning walks along the nearby pond and pathways, afternoons at the nearby playground, and the peace of mind that comes with having the neighborhood school within walking distance. Everyday essentials like a pharmacy, dentist, bakery, gas station, and more are also close at hand, making daily living seamless. Inside, the main floor features a bright OPEN-CONCEPT design, complete with a gourmet kitchen boasting a LARGE ISLAND with a BREAKFAST BAR, a WALK-IN PANTRY, and abundant counter space—ideal for gatherings big and small. The main level has been recently updated with FRESHLY PAINTED WALLS and beautifully REFINISHED LIGHT-STAINED FLOORS, giving the space a modern, airy feel. The cozy living room with a GAS FIREPLACE creates the perfect spot to relax after a day of exploring the community. Upstairs, the layout is designed with families in mind. A spacious primary bedroom offers a 5-piece ENSUITE and WALK-IN CLOSET, while two additional bedrooms, a 4-piece bathroom, a central BONUS ROOM, and a convenient LAUNDRY ROOM provide comfort and functionality for busy households. The UNFINISHED BASEMENT with a BATHROOM ROUGH-IN is ready for your vision, whether that’s a rec room, home gym, or extra bedrooms. Step outside to your private, treed backyard, complete with a HOT TUB for year-round enjoyment. The INSULATED and HEATED double attached garage adds extra value with plenty of room for vehicles, storage, or hobbies. This home combines small-town charm with modern convenience in one of Cochrane’s most

desirable communities. Sunset Ridge isn't just a neighborhood—it's a lifestyle. Don't miss your chance to make it yours!