

29 Sunset Close Cochrane, Alberta

MLS # A2247491



\$659,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,991 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	10-26-4-W5
Zoning:	R-LD
Utilities:	-

Inclusions: curtain rods, vaccuflor canister only

Welcome to Sunset Ridge – Where Lifestyle Meets Location. Ideally situated just steps from scenic pathways leading to Cochrane Ranch and within walking distance to St. Timothy Jr/Sr High School, this beautifully maintained home offers the perfect blend of comfort, space, and convenience. Featuring a rare 4 bedrooms above grade, this home has nearly 2,000 sq ft of light-filled living space, complemented by a newly developed basement adding almost 900 sq ft of versatile space for family fun or entertaining. The kitchen highlights are, a large island, walk in pantry, plenty of storage, and the appliances have all been replaced in the last year. The dining space is bright and cheery, and the spacious living room is anchored by a beautiful gas fireplace. The office, main floor laundry, and powder room complete your main floor living. The second level offers 3 large secondary bedrooms, a large family washroom and a fantastic primary suite. The generous primary bedroom is complete with a 4-piece ensuite and large walk-in closet. Step outside to a private backyard oasis with a deck—perfect for relaxing or hosting summer gatherings. Enjoy all that Cochrane has to offer, from excellent schools and amenities to easy access to the mountains, you won't look back!