

43 Sunset Road
Cochrane, Alberta

MLS # A2286348



\$435,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub		

Inclusions: NA

Charming, well-maintained family home in a desirable neighbourhood of Sunset Ridge. Built in 2013, this 3-bedroom, 2.5-bathroom residence offers a bright, functional layout with room to grow. The main level features an inviting living area, space for a dining table and a beautiful kitchen with plenty of character. Upstairs you'll find a primary suite with a 4-piece ensuite, plus two additional bedrooms and a 4-piece family bathroom. A convenient 2-piece bath completes the lower level. The undeveloped basement invites creativity—envision your future living space, a home office, or a recreation area. The deep backyard presents a perfect opportunity to add a future garage or shop, however, currently there is a double parking pad for off street parking. Enjoy the peace of mind of meticulous maintenance and a flexible floor plan, with schools, shopping, and amenities just moments away. Move-in ready with endless potential for your personal touch. Book your private showing today!