

117 Sunset Common  
Cochrane, Alberta

MLS # A2288267



## \$529,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,557 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Side		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Sidewalk		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Meticulously clean and truly move-in ready, this beautifully maintained home offers a desirable east-facing backyard and is perfectly situated in the sought-after community of Sunset Ridge. Spanning 1,556 sq. ft. of bright, functional living space, this 4-bedroom, 2.5-bathroom residence features a fully developed walkout basement, an attached garage, and the significant added value of no condo fees. The main floor is designed to maximize light and style, featuring gleaming hardwood floors and a sparkling kitchen. This culinary space is a standout, boasting modern dark cabinetry, premium stainless steel appliances, a massive centre island, and a huge walk-in corner pantry for effortless organization. The adjacent dining area leads directly to the east-facing deck, the perfect vantage point for enjoying peaceful morning sunrises. Upstairs, you'll find a bright and versatile bonus room alongside three spacious bedrooms, including a primary retreat featuring a large walk-in closet and a pristine 4-piece ensuite. The fully finished walkout basement expands your living options with a fourth bedroom, a large recreation area, and a dedicated laundry room. This level offers direct access to the landscaped, fully fenced east-facing backyard. Every level of this home reflects thoughtful planning and long-term enjoyment. Located close to schools, parks, playgrounds, and all essential amenities, this is a home where families can truly settle in and grow. Well cared for, beautifully presented, and ready for its next chapter, this exceptional property is a must-see. Book your private showing today&mdash;you will not be disappointed.