

# \$488,500 - 31 Sunset Road, Cochrane

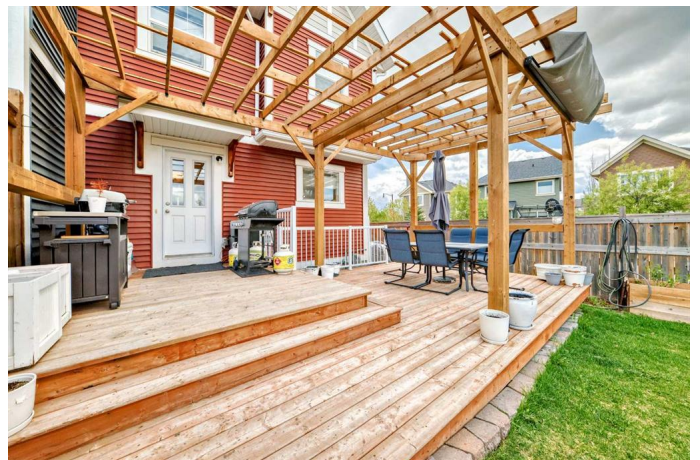
MLS® #A2222955

**\$488,500**

4 Bedroom, 3.00 Bathroom, 1,320 sqft  
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

**\*\* OPEN HOUSE: Saturday, June 21st 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	\$488,500
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	32
Zoning	R-MD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.