

333 Sunset Common Cochrane, Alberta

MLS # A2245363


\$554,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,386 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape, N		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MX

Utilities: -

Inclusions: None

Welcome to this beautifully maintained home in the sought-after community of Sunset Ridge — perfectly positioned to capture breathtaking mountain views and truly move-in ready. From the moment you arrive, the charming front garden and inviting curb appeal set the tone. Step inside to warm hardwood floors that flow throughout the main level, creating a bright, open-concept space that's both stylish and functional. The spacious great room flows into a well-appointed kitchen with a breakfast nook, all finished in neutral, welcoming tones. The kitchen offers plenty of counter and cupboard space, a large island, corner pantry, and appliances replaced in 2023. Sliding doors lead to a newly completed raised vinyl deck with two gas lines — one for a fire pit and one for a BBQ or infrared heating — as well as composite privacy walls finished on both sides. This is the perfect spot to relax while soaking in the panoramic mountain views. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and four-piece ensuite. A full main bath and roomy upper foyer complete this level. A convenient two-piece bath is located on the landing to the walkout lower level. The unfinished lower level offers endless possibilities, with a rough-in for a fourth bathroom, dedicated laundry space, and abundant storage. From here, step out to a covered deck — featuring three gas lines for a fire pit, BBQ, and heater — and into a backyard oasis designed for beauty and low maintenance. Professional xeriscaping, perennial plantings, a tranquil pond, and multiple seating areas make it ideal for entertaining or quiet evenings under the stars. Additional recent updates include a hot water tank installed in 2023. This home blends small-town charm with quick access to Calgary. Whether you're hosting friends,

tending your garden, or simply enjoying the mountain backdrop, this property delivers on every level. (Note: lower deck scheduled for refinishing)