

**333 Sunset Common
Cochrane, Alberta****MLS # A2245363****\$549,900**

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. Lower deck has recently been refinished.