

## 51 Sunset Link Cochrane, Alberta

**MLS # A2248199**


# \$539,900

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Underground Sp		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Irrigation in backyard

Welcome to this family friendly two-storey home nestled in the highly sought-after community of Sunset Ridge in Cochrane, Alberta. This beautifully maintained property offers the perfect blend of comfort, style, and functionality &mdash; ideal for families looking to settle into one of Cochrane's most vibrant and scenic neighborhoods. Boasting three spacious bedrooms all located on the upper level, this home is perfectly designed for family living. The primary suite features a generous layout with a walk-in closet and private ensuite, while the additional bedrooms offer ample space for children, guests, or a home office. The heart of the home is filled with natural light thanks to a sunny south-facing backyard, creating a warm and inviting atmosphere throughout the main living areas. The open-concept kitchen, dining, and living room provide a seamless flow, perfect for everyday living and entertaining. The Kitchen has tons of cabinets, stainless steel appliances including a gas cooktop stove, an island, and adjacent pantry. Step outside to the backyard oasis, where you'll find a beautifully landscaped yard steps down from the oversized deck enjoy the lush greenery, mature trees, a custom patio and walkway with raised beds. There is plenty of space to relax, garden, play space or entertain under the Alberta sky. Power has been run to the back parking area. Additional features include a full basement ready for your personal touch, and the potential to easily add a basement exterior door for a separate entrance at ground level. Located in Sunset Ridge, known for breathtaking mountain views from many areas in the community, proximity to parks, schools, walking trails, and all the amenities Cochrane has to offer &mdash; all while being just a short drive from Calgary, Ghost Lake or escape to our beautiful Rocky Mountains! This is more than just a house &mdash; it's a

place to call home. Don't miss your chance to own this gem in one of Cochrane's most desirable communities.