



GRASSROOTS
REALTY GROUP

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**296 Sunset Point
Cochrane, Alberta**

MLS # A2297573



\$485,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters		

Inclusions: None

Enjoy low-maintenance living in this beautifully maintained town home in the sought-after community of Sunset Ridge. Perfectly located backing onto a large open green space and just steps from scenic walking paths and the Sunset Ravines, this home offers the ideal balance of comfort, convenience, and outdoor lifestyle. Recently painted throughout, the home feels fresh, bright, and move-in ready. The main level features a spacious and functional layout with a large dining area, cozy living room with a gas fireplace, and access to both a west-facing front deck and a private back patio overlooking the green space. The kitchen is well-equipped with stainless steel appliances, a corner pantry, centre island, and plenty of cabinet space. Upstairs, you'll find a spacious primary suite complete with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and another full 4-piece bathroom. The upper-level laundry room with full-size washer and dryer adds everyday convenience, while built-in storage organizers help keep everything tidy and functional. The tandem attached garage offers excellent space for vehicles and storage. Additional upgrades include a central vacuum system with attachments included. Enjoy a true lock-and-leave lifestyle with exterior maintenance, snow removal, and lawn care all taken care of. Conveniently located close to everyday amenities including a medical clinic, pharmacy, dentist, bakery, gas station, convenience store, schools and restaurants — everything you need is just minutes away.