



GRASSROOTS
REALTY GROUP

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**79 Sunset Road
Cochrane, Alberta**

MLS # A2314833



\$464,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: NA

Welcome to this beautifully maintained 4-bedroom townhome in the desirable community of Sunset Ridge! Offering over 1,270 sq. ft. of above-grade living space plus a fully finished basement, this home delivers the perfect combination of comfort, functionality and value for families, first-time buyers, downsizers, and investors. The bright open-concept main floor is designed for modern living, featuring spacious living and dining areas that flow seamlessly into the kitchen, ideal for both everyday life and entertaining guests. Upstairs, you will find well-sized bedrooms with plenty of space for a growing family, while the professionally finished basement adds valuable living space with a versatile fourth bedroom that can also serve as a home office, gym, media room or guest retreat. Step outside to your private backyard and deck, perfect for summer BBQs, relaxing with a morning coffee or enjoying time with family and friends. This well-cared-for home showcases pride of ownership throughout and is truly move-in ready. Located in the community of Sunset Ridge, residents enjoy access to parks, playgrounds, scenic walking paths, schools and convenient shopping and amenities. With easy access to Calgary, breathtaking mountain views, and strong rental demand, this property presents an excellent opportunity for both homeowners and investors seeking long-term value in one of Cochrane's most sought-after neighbourhoods. Whether you are looking for your next home or a smart addition to your investment portfolio, this exceptional property is one you won't want to miss.