



**3 Sunset Court  
Cochrane, Alberta**

**MLS # A2317743**



**\$729,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Lawn, No Back Lane, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** Basement Electric Range, Basement Microwave, Basement Refrigerator, Basement Washer and Dryer.

**WALK-OUT | ILLEGAL SUITE | MOUNTAINVIEW | MUST SEE** Welcome to Sunset, a vibrant and beautiful neighborhood in Cochrane. This is a single, detached walkout home situated at the corner of a cul-de-sac. The home features an extended double front garage and greets you with a warm, welcoming atmosphere. Inside, you'll find a living room that overlooks lush green trees at the back. The kitchen, located behind the living space, features a central island with a quartz countertop. Adjacent is the dining area, offering views of the backyard and beautiful mountain view on the left side of the house, ideal for morning coffee or dinner. Upstairs, a bonus room provides stunning mountain views on one side and a view of the greenery at the back. The master bedroom is spacious enough to accommodate a king-sized bed with extra space remaining. The primary ensuite includes a jetted tub for relaxation, a standing shower for everyday use, a quartz sink, and a toilet. There are two additional bedrooms upstairs—one with a walk-in closet—and a third bedroom completes the upper level. The basement features an illegal 1-bedroom suite, perfect for a small family. It also has its own patio overlooking the backyard. Overall, this home offers excellent value. Its location is convenient to daily shopping, a pub, pizza, shawarma, and a nearby school. This property truly commands attention—don't miss the chance to see it. Contact your favorite realtor to book a private showing.