



GRASSROOTS
REALTY GROUP

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**268 Sunset Road
Cochrane, Alberta**

MLS # A2325052



\$430,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry		

Inclusions: All Lighting Attached, Curtains

WELCOME TO 268 SUNSET ROAD, where comfort, convenience, and everyday living come together in the heart of Sunset Ridge—one of Cochrane's most sought-after communities. Surrounded by scenic walking paths, parks, playgrounds, and breathtaking mountain views, this welcoming neighbourhood offers the perfect balance of outdoor adventure and everyday convenience, with schools, shopping, restaurants, and amenities just minutes away. Built in 2015, this well-maintained home offers approximately 1,200 SQ.FT. of thoughtfully designed living space, making it an excellent opportunity for first-time buyers, young families, or those looking to downsize without compromising on lifestyle. Start your mornings on the CHARMING FRONT VERANDA, the perfect place to enjoy a coffee and connect with the friendly neighbourhood. Inside, the bright, open-concept main floor creates an inviting atmosphere for both everyday living and entertaining. The WHITE KITCHEN is timeless and functional, featuring LIGHT GREY LAMINATE COUNTERTOPS, ample cabinetry, and a layout that flows seamlessly into the dining and living areas, making it easy to gather with family and friends. Upstairs, comfortable bedrooms provide peaceful retreats, while the CARPETED STAIRCASE remains in excellent condition, reflecting the pride of ownership throughout the home. The FULLY LANDSCAPED yard offers a great outdoor space to relax, play, or entertain, while the PAVED PARKING PAD provides convenient off-street parking with the potential for a future garage if desired. The UNFINISHED BASEMENT presents an excellent opportunity to create additional living space tailored to your needs, whether you envision a home gym, recreation room, office, or extra bedrooms. Offering modern comfort, functional design, and an exceptional location in a family-friendly

community, 268 Sunset Road is ready to welcome you home.