



GRASSROOTS
REALTY GROUP

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146 Sunset Road
Cochrane, Alberta

MLS # A2332265



\$469,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage		

Inclusions: storage shed

NO CONDO FEES! Welcome to 146 Sunset Road, a beautifully upgraded and thoughtfully customized family home in the desirable community of Sunset Ridge, Cochrane. Offering over 1,840 sq. ft. of fully finished living space, this exceptional home features 4 bedrooms, 3.5 bathrooms, a double parking pad, and a fully fenced backyard. The main floor showcases the seller's attention to detail, with custom decorative wall panels, floating shelves, designer light fixtures, and carefully selected finishes throughout. The open-concept layout is ideal for both everyday living and entertaining, featuring a spacious living room and dining area that flow into the impressive kitchen. The kitchen offers stainless steel appliances, a newer tile backsplash, a large sink, abundant cabinetry and counter space, and a generous peninsula with breakfast bar. Beautiful 3/4-inch maple engineered hardwood flooring, LED lighting, a high-efficiency furnace, Fantech FLEX 100 heat recovery system, and much more add comfort and style to the home. The rear foyer features beautiful tile flooring and provides access to the convenient half bathroom and fully fenced backyard—an ideal space for children, pets, and outdoor enjoyment. Upstairs, all three bedrooms have been thoughtfully customized with decorative wall paneling and recently refreshed paint, creating distinctive and stylish spaces with broad appeal. The spacious primary bedroom features a walk-in closet and a 4-piece ensuite, while the additional bedrooms offer flexibility for family, guests, or a home office. The builder-finished basement adds even more living space with a large recreation room, fourth bedroom, full bathroom, and laundry area. Located across from a large green space and kids's playground, with schools, parks, pathways, and everyday amenities nearby, this is a truly

special home offering thoughtful customization, extensive upgrades, and comfortable family living in one of Cochrane’s most desirable communities.