



GRASSROOTS
REALTY GROUP

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**64 Sunset Square
Cochrane, Alberta**

MLS # A2336754



\$590,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,700 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Granite Counters, Kitchen Island

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

Inclusions: hood fan, window coverings, curtain rods, TV wall mounts, Garage control(s), Shed, Propane BBQ and propane tank.

Welcome to this charming and beautifully maintained single-family home in the desirable community of Sunset. From the moment you step inside, you'll appreciate the thoughtful updates, spacious layout and pride of ownership throughout. The impressive front entry features soaring 18-foot vaulted ceilings, setting the tone for the bright and inviting interior. The main floor offers 9-foot ceilings and beautiful hardwood flooring throughout the open-concept kitchen, dining and living areas. Freshly painted throughout, the home feels bright, inviting and move-in ready. Designed for both everyday living and entertaining, the kitchen features granite countertops, ample cabinetry and plenty of workspace. Recent updates include a new dishwasher (2026), refrigerator and microwave (2025), along with a new front door and storm door installed in April 2026. Upstairs, the spacious primary retreat is complemented by two additional bedrooms, providing plenty of room for family, guests or a home office. The primary bedroom features a walk-in closet and a large ensuite with dual sinks. Convenient upper-floor laundry adds to the functionality, with a new washer and dryer installed in April 2026. The partially developed basement provides additional flexibility with a spacious room that could be used as a fourth bedroom, home office, gym, hobby room or additional living space. Step outside to a beautifully landscaped backyard designed for enjoying the outdoors. The private yard features mature perennial gardens, Trex decking, a pergola, privacy walls and a storage shed, creating a comfortable space for relaxing or entertaining throughout the warmer months. Additional features include central air conditioning, a water softener and hot water heater replaced in 2024. Ideally located on a quiet street close to schools, shopping, parks and pathways, this well-cared-for home offers the

space, updates and lifestyle today's buyers are looking for. A wonderful opportunity to move into a welcoming community and enjoy a home that has been thoughtfully maintained and updated.