

# \$449,000 - 44 Sunset Road, Cochrane

MLS® #A2244245

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 2 bedroom and 2 bathroom end-unit townhouse offering exceptional natural light and a large, open-concept floorplan, perfect for modern living. As you step inside, you'll immediately notice the airy feel and generous layout—ideal for both relaxing and entertaining. The main floor has a spacious kitchen with stainless steel appliances, loads of counter space and cabinets, extra storage, and view out to the back yard. The back entry is where you'll find a 2 piece powder room and a door which leads to the east facing deck and yard, perfect for morning coffee in the summers.

Upstairs, you'll find two spacious bedrooms, and 2 full bathrooms, plus the convenience of upper level laundry. The partly finished basement provides ample potential with room for a third bedroom and a rough-in for a future bathroom, and has a large finished family room for movie nights or a teenager hangout - perfect for growing families or added guest space.

Enjoy entertaining and summer BBQs on the private deck, and take advantage of the dedicated parking pad out back with plenty of room to build a future garage.

Located in a vibrant, family-friendly neighborhood, this home is just steps from schools, parks, scenic walking paths, and local



restaurants. It's the perfect blend of comfort, space, and convenience—ready for you to move in and make it your own!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244245      |
| Price          | \$449,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,274         |
| Acres          | 0.07          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 44 Sunset Road    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0H4           |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage                                     |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 85              |
| Zoning         | R-MD            |
| HOA Fees       | 146             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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