

# \$439,900 - 28 Sunset Road, Cochrane

MLS® #A2251395

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

This stunning two-story townhome presents an incredible opportunity for ownership without the hassle of condo fees! Move-in ready and meticulously maintained, this home is ideal for those who value comfort and convenience. As you step inside, you'll find an open-concept floorplan that seamlessly blends the living and dining areas, creating a welcoming space for both relaxation and entertaining. The well-appointed kitchen features a breakfast bar, ample counter space, and abundant cabinetry—perfect for culinary enthusiasts. The second floor offers a luxurious retreat with a bright, west-facing master suite that's spacious enough for a king-sized bed. Enjoy the luxury of a large closet and a private 4-piece ensuite bath. Two additional generously-sized bedrooms and another 4-piece bathroom complete this level, ensuring plenty of space for family or guests. The unfinished basement is a blank canvas for your imagination, featuring a laundry area with a washer and dryer included, and roughed-in plumbing for a future bathroom. Imagine the possibilities for additional living space or a personalized retreat.

Your private backyard is perfect for evening relaxation and barbecues on the patio, and there's a rear parking pad with potential for a garage, providing convenience and security for your vehicles. Situated close to a K-8 school and within walking distance to St. Timothy School, this home is ideal for families. Enjoy the nearby Sunset Ridge park, complete



with a picturesque pond, playground, and walking pathsâ€”perfect for outdoor enthusiasts.

This property is a fantastic starter home for a young family or single professional. Donâ€™t miss the chance to call this beautiful townhome your own.

Built in 2013

**Essential Information**

MLS® #	A2251395
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	28 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N6

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Breakfast Bar, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R-MD
HOA Fees	154
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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