

# \$459,000 - 44 Sunset Road, Cochrane

MLS® #A2244245

**\$459,000**

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	\$459,000
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	2
Zoning	R-MD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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