

# \$488,500 - 31 Sunset Road, Cochrane

MLS® #A2233912

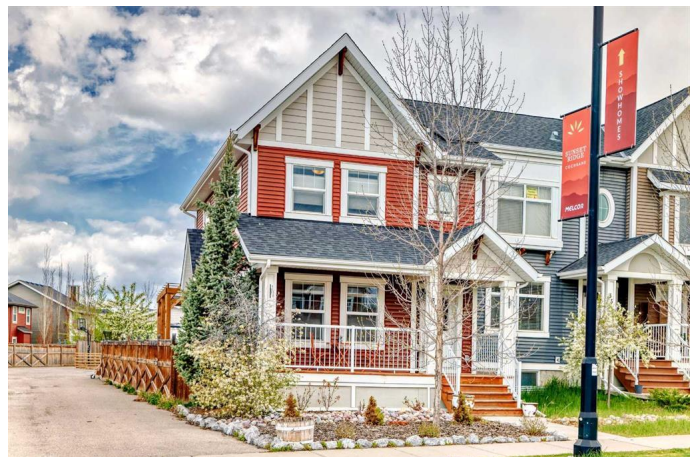
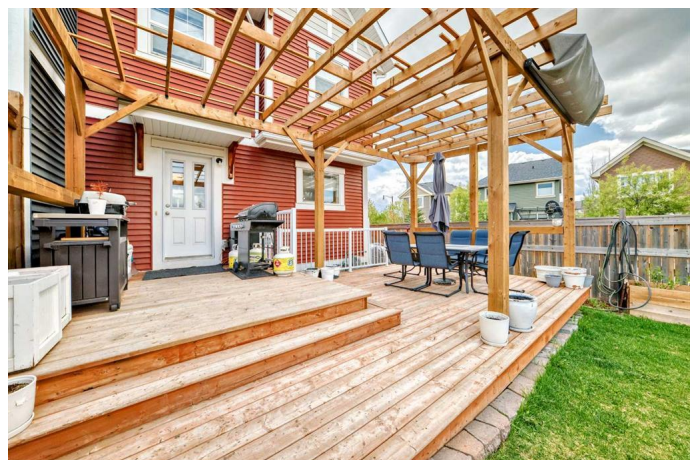
**\$488,500**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

This one really has it all! Located on a large corner lot in the beautiful community of Sunset Ridge, this 4-bedroom end unit townhome is the perfect family home with space inside and out. Youâ€™ll love the charming front porchâ€”a great place to sip your morning coffee or unwind in the evenings. The Huge back yard offers incredible flexibility, with room to build a standard-sized garage and still park your RV or boat. That kind of outdoor space is hard to come by! Inside, youâ€™ll immediately notice how bright and welcoming the home feels, thanks to the extra side windows (a bonus of being an end unit). The Hunter Douglas top-down bottom-up blinds give you the perfect mix of privacy and natural light. The kitchen features a handy sit-up bar for breakfast or casual dinners, and the open living and dining area is ideal for family time or entertaining. Upstairs, the primary bedroom comes with 4-piece ensuite, and two more generously sized bedrooms with a full bathroom complete the upper level. Downstairs, the partially finished basement includes a large family room (currently used as a gym), complete with gas fireplace with marble panel surround, a bedroom, and a laundry room with a modern barn door. Thereâ€™s also rough-in plumbing for a future bathroomâ€”ready for your finishing touch. There is Gas and electric hook up roughed in for the upstairs should the new owners wish to add a fireplace in the living room. The backyard is a true highlight: a huge deck with



a pergola, cozy fire pit, and planters make it perfect Oasis for relaxing, entertaining, or enjoying the outdoors in every season. Youâ€™ll also love being in walking distance to great schools, parks, and pathways. Sunset Ridge is one of Cochraneâ€™s most sought-after neighborhoods, known for its breathtaking mountain views, and easy access to Calgary and the Rockies. If youâ€™re looking for a home that offers space, flexibility, and a great locationâ€”this oneâ€™s a must-see. Book your showing today!

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2233912      |
| Price          | \$488,500     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,320         |
| Acres          | 0.08          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 31 Sunset Road    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0W3            |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Playground                     |
| Parking Spaces | 4                              |
| Parking        | Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Recessed Lighting                           |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Window Coverings, Oven |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Partially Finished                                                     |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, Corner Lot                |
| Roof              | Asphalt                                         |
| Construction      | Concrete, Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 13              |
| Zoning         | R-MD            |
| HOA Fees       | 146             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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