



## 49 Sunset Manor , Cochrane, Alberta - \$729,900



Main Photo

### Property Description

Welcome to this charming two-storey home located in the desirable semi-estate community of Sunset Ridge! Situated on a quiet cul-de-sac with James Hardie board siding, this home offers peace and privacy, ideal for families, as traffic is minimal and limited to local residents. Just a short walk to scenic walking paths, a pond, playground, school, and essential amenities including a dentist, pharmacy, gas station, liquor store, and bakery, this location offers both comfort and convenience.

Photos  
Coming  
Soon



P:

Inside, the open-concept main floor boasts a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, a walk-in pantry, and generous counter space—perfect for everyday living and entertaining. Recently, the floors have been completely refinished with a beautiful light stain, and the main floor has been freshly painted.

The cozy living room features a GAS FIREPLACE with a tile surround and mantle, creating a warm, welcoming atmosphere.

Upstairs, you'll find three bedrooms including a spacious primary bedroom with a 5-piece ENSUITE and walk-in closet. A central bonus room, 4-piece main bath, and a convenient LAUNDRY ROOM complete the upper level, offering a functional family-friendly layout.

The unfinished basement includes a BATHROOM ROUGH-IN, and a great layout, providing excellent potential for future development.

Step outside into your PRIVATE, TREED BACKYARD, complete with a HOT TUB, perfect for relaxing or entertaining. The OVERSIZED, INSULATED, and HEATED DOUBLE ATTACHED GARAGE offers plenty of space for vehicles, storage, or a workshop.

Don't miss this opportunity to own a beautiful home in one of Cochrane's most sought-after communities!

## REALTOR Referral

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