

21 Sunset Common Cochrane, Alberta

MLS # A2222766



\$539,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,557 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Window Coverings, Garage Door Remote

Welcome to this very functional and affordable 4-bedroom, 3.5-bath semi-attached in Cochrane's desirable Sunset Ridge community. With 1,557 sq. ft. of bright, open living space plus a developed basement, this home offers room to grow. Enjoy the spacious kitchen with modern cabinetry, stainless steel appliances, island with breakfast bar, and a walk-in pantry. The open-concept main floor features vinyl flooring and large windows that fill the home with natural light. Upstairs offers a versatile bonus room, a serene primary suite with 3-pc ensuite and walk-in closet, plus two additional bedrooms and a second full bath. The basement is fully finished offering an additional bedroom, 3 pc bathroom and flex room. The south-facing backyard includes a deck and storage shed and is fully fenced—perfect for relaxing or entertaining. There is a single attached garage to keep your vehicle out of the elements or perfect for storage. Located on a family-friendly street with quick access to Hwy 22, 1A, schools, parks, and shopping.