



## 91 Sunset Road Cochrane Alberta

\$459,900

Welcome to 91 Sunset Road! Charming and move-in ready, this 3-bedroom townhouse in the family-friendly community of Sunset Ridge offers exceptional value with NO CONDO FEES. The main floor features an open-concept design with bright living and dining rooms, a functional U-shaped kitchen with breakfast bar, and a half bath. Upstairs, the primary bedroom boasts a 4-piece ensuite, complemented by two additional bedrooms and a full bath. The partially drywalled basement offers a newer laundry pair, roughed-in plumbing, and abundant storage space. Out back, you'll find a fully fenced, west-facing backyard with a deck and access to the double parking pad off the paved back alley. Close to shopping, dining, parks, trails & pathways, and within walking distance of RancheView K-8 School. View the 3D tour for a closer look at this well-cared-for home in the picturesque town of Cochrane. (id:6769)

Primary Bedroom 13.00 Ft x 10.67 Ft

Bedroom 10.83 Ft x 9.33 Ft

Bedroom 10.67 Ft x 9.33 Ft

4pc Bathroom 8.50 Ft x 4.83 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Living room 13.00 Ft x 12.17 Ft

Kitchen 12.00 Ft x 11.92 Ft

Dining room 11.58 Ft x 6.83 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Listing Presented By:



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**Mirror**

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