



## 49 Sunset Manor Cochrane Alberta

\$729,900

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. 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! (id:6769)

2pc Bathroom 5.17 Ft x 4.92 Ft  
Dining room 12.83 Ft x 12.33 Ft  
Foyer 9.50 Ft x 11.25 Ft  
Kitchen 9.67 Ft x 14.50 Ft  
Living room 15.25 Ft x 16.33 Ft  
4pc Bathroom 11.58 Ft x 4.92 Ft

4pc Bathroom 13.17 Ft x 11.67 Ft  
Bedroom 9.42 Ft x 14.67 Ft  
Bedroom 9.17 Ft x 13.83 Ft  
Family room 11.67 Ft x 14.00 Ft  
Laundry room 8.67 Ft x 5.83 Ft  
Primary Bedroom 11.33 Ft x 15.08 Ft

Listing Presented By:



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