



## 276 Sunset Road Cochrane Alberta

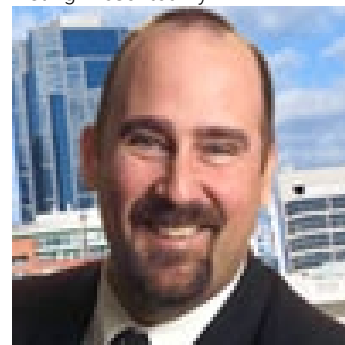
\$398,900

\*\*\* OPEN HOUSE SATURDAY OCTOBER 3RD: 1:00 PM - 4:00 PM \*\*\* 3-bedroom, 2.5-bathroom two-storey townhome in Sunset Ridge, Cochrane, with no condo fees, a fenced backyard, and a two-vehicle parking pad off the back lane. Built in 2015, this 1,292 sq ft (RMS) home has a covered west-facing front porch. It is vacant, and possession can be immediate. The open main floor connects a front living room, a dining area under a pendant light, and a kitchen. The kitchen has white shaker cabinetry, granite countertops, a glass tile backsplash, stainless steel appliances, a peninsula breakfast bar, and a pantry. A rear mudroom and a 2-piece powder room complete the main level. Upstairs, the primary bedroom includes a 4-piece ensuite and a double closet. There are also two more bedrooms and a 4-piece main bathroom. The full basement is partially developed, with framing, insulation, and laundry already in place. That gives 616 sq ft of below-grade space ready for a future recreation room, home gym, or added living space. Out back, a deck with frosted privacy panels steps down to a grassy, fully fenced yard. The annual HOA fee of \$157.90 covers common area maintenance, landscaping, and snow removal. Sunset Ridge is an elevated community on Cochrane's west side. It has community gardens, a pond, playgrounds, parks, and connected walking and bike paths. Highway 1A and Highway 22 are close by for commuting to Calgary or heading west to the Bow Valley. This is a move-in-ready townhome in Sunset Ridge, Cochrane, Alberta. (id:6769)

Storage 19.17 Ft x 30.00 Ft  
Living room 13.08 Ft x 12.25 Ft  
Kitchen 11.58 Ft x 9.58 Ft  
Dining room 11.58 Ft x 9.17 Ft  
2pc Bathroom 5.42 Ft x 5.08 Ft  
Other 5.25 Ft x 6.33 Ft

Primary Bedroom 13.08 Ft x 10.67 Ft  
4pc Bathroom 4.92 Ft x 7.58 Ft  
Bedroom 9.58 Ft x 11.00 Ft  
Bedroom 9.25 Ft x 12.67 Ft  
4pc Bathroom 8.42 Ft x 4.92 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca