

**239 Sunset Point  
Cochrane, Alberta**

**MLS # A2180675**



**\$490,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry		

**Inclusions:** n/a

Pathways, mountain views and green space surround this beautiful, lock-it and leave it Sunset Ridge home. Featuring 5 levels, this is the perfect property offering a private space for each family member or guest to call their own. Granite countertops, stainless steel appliances and lovely vinyl plank flooring are featured in the open concept kitchen & living room. The primary bedroom offers a luxurious 4-piece ensuite and a spacious walk-in closet. A total of four bedrooms and an open bonus area can double as office or hobby space. Enjoy a lifestyle free of mowing lawns and shovelling driveways, leaving more time to do the things you love. Just steps away from miles of pathways with access to the historic Cochrane Ranche park, with breathtaking views and abundant nature to explore. The surrounding community hosts schools, playgrounds, restaurants, pharmacy, gas & convenience store, liquor store and professional services. A new Community Centre is slated to be completed in the near future and will be the crown jewel of community connection, offering all kinds of recreational opportunities, boarded ice rink with a place to change into skates, playground, seating areas, community building with space for recreation, meetings, and events, as well as sports fields making this the perfect place to start your next chapter.