

**47 Sunset Terrace  
Cochrane, Alberta**

**MLS # A2207915**



**\$729,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

(Open House Sunday Apr 06, 1 PM - 4 PM) Discover this exquisite home nestled in the charming Sunset Ridge community! With standout features like a FULLY FINISHED WALKOUT BASEMENT, a southwest-facing backyard that enjoys sunlight all day, and both upper and lower decks ideal for entertaining, this property truly shines. Step inside to find an open floor plan highlighted by a spacious office area. The kitchen is a chef's delight, equipped with stainless steel appliances and a large island perfect for meal prep and casual dining. The living room is enhanced by a cozy fireplace with a beautiful wood mantle, and the expansive balcony comfortably accommodates both a barbecue and patio set for outdoor enjoyment. Upstairs, a versatile bonus room offers ample space for a kids' play area or a home theatre. The three bedrooms are well-sized, and the master suite features a luxurious ensuite bathroom with dual sinks, a tub, and a separate shower. Master bedroom comes with stunning MOUNTAIN VIEWS! The custom finished basement adds extra appeal with a roomy living area, a functional kitchen space, an additional bedroom, and a full bathroom. This home is perfect for a growing family or anyone seeking potential rental income. Don't miss out on this exceptional opportunity—come see it for yourself today!