

# \$459,900 - 138 Sunset Road, Cochrane

MLS® #A2219999

**\$459,900**

4 Bedroom, 4.00 Bathroom, 1,269 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE on SATURDAY May 31 from 1-3pm. Welcome to 138 Sunset Road, nestled in the family-friendly neighborhood of Sunset Ridge! This beautiful fully finished 4-bedroom, 3.5-bathroom home is ideally located just a short walk from Sunset Pond, Ranchview Public School, St. Timothy's Catholic High School, and all the shops and services that Sunset Ridge has to offer. Step inside to an open-concept main floor featuring large, bright south-facing windows that fill the living room with natural light. The spacious kitchen is equipped with stainless steel appliances, a pantry, a large island perfect for entertaining, and an adjacent dining area. A convenient 2-piece powder room is located near the back entrance. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 4-piece ensuite, along with another full 4-piece bathroom. The fully developed basement includes a cozy electric fireplace with gorgeous built-ins, a stunning custom laundry room with quartz countertops and built-in cabinetry, a fun play area under the stairs for the kids, a large fourth bedroom, an additional 4-piece bathroom, and ample storage space in the utility room. Enjoy the fully fenced backyard, perfect for both kids and pets, and take advantage of the parking pad for added convenience. This gorgeous home won't last long, book your showing today!

Built in 2015



## Essential Information

MLS® #	A2219999
Price	\$459,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,269
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	138 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Z9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Range, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Electric, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 11th, 2025
Days on Market	22
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.