

# \$729,900 - 47 Sunset Terrace, Cochrane

MLS® #A2207915

**\$729,900**

4 Bedroom, 4.00 Bathroom, 2,064 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

(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!



Built in 2010

## Essential Information

MLS® #	A2207915
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	47 Sunset Terrace
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0G1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Lighting, Private Entrance
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Manufactured Floor Joist, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R-LD

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.