

# \$475,000 - 244 Sunset Road, Cochrane

MLS® #A2211380

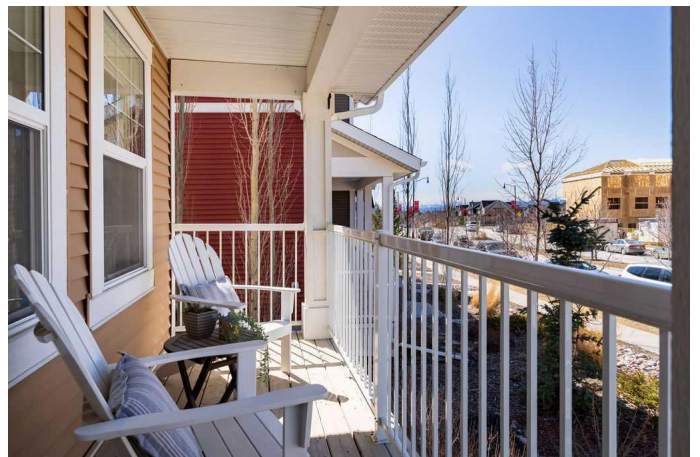
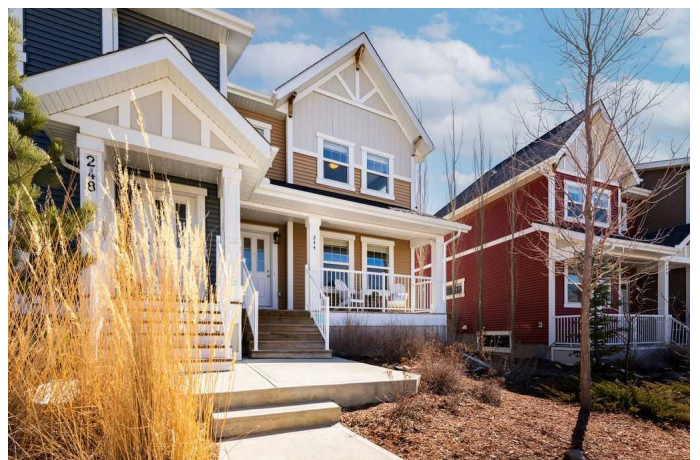
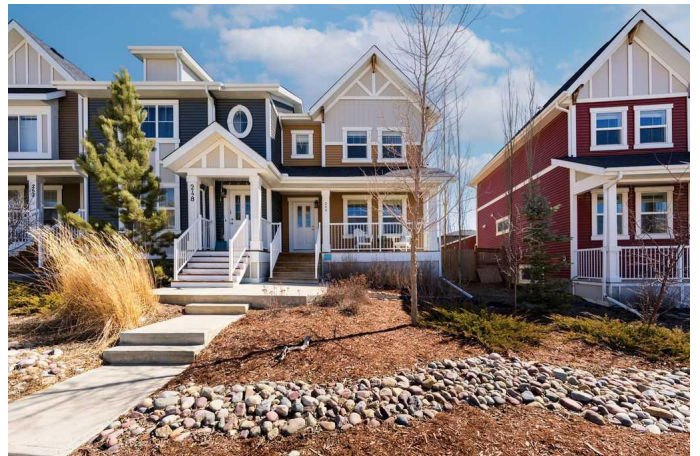
**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to a beautifully appointed townhome—perfect for first-time buyers or those looking to downsize—ideally situated in the heart of the vibrant, family-friendly community of Sunset Ridge! From the expansive covered front porch to the breathtaking Rocky Mountain views to the west, this end-unit townhome offers comfort, style, and functionality in one impressive package. Step inside to discover a bright open concept main floor, flooded with natural light thanks to the abundance of windows. Rich hardwood flooring flows through the main floor, beautifully complementing the contemporary kitchen featuring stainless steel appliances, extended cabinetry, and an abundance of counter space—ideal for cooking and entertaining alike. A convenient mudroom at the rear of the home offers access to the private backyard, complete with a deck and spacious backyard, perfect for kids, pets, or summer gatherings. You™ll also find a stylishly updated 2-piece powder room on this level for added convenience. The rear parking pad comfortably accommodates two vehicles and offers ample room to build a future garage. Upstairs, the primary bedroom features an abundance of natural light and your own private 4-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The lower level houses your laundry area with plenty of space for folding and storage, plus an unfinished basement with bathroom rough-in,



ready for your personalized touch and development ideas! Living in Sunset Ridge means access to scenic trails, parks, schools, and a wide array of amenities, all while enjoying panoramic mountain views that truly make this community one of a kind. Donâ€™t miss your opportunity to call this exceptional property homeâ€”book your showing today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2211380      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,310         |
| Acres          | 0.07          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 244 Sunset Road   |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0Z8           |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Vinyl Windows                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Lighting                                                     |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 8                |
| Zoning         | R-MD             |
| HOA Fees       | 153              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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