\$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 townhomeâ€"perfect for first-time buyers or those looking to downsizeâ€"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 spaceâ€"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. Don't miss your opportunity to call this exceptional property home—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 7

Zoning R-MD

HOA Fees 153

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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