

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

MLS® #A2211380

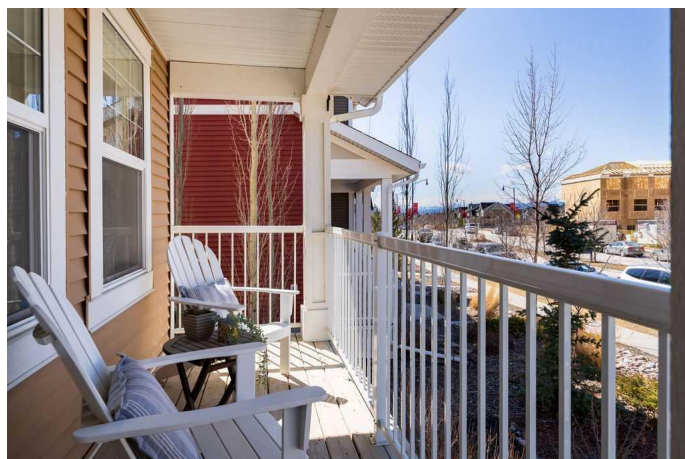
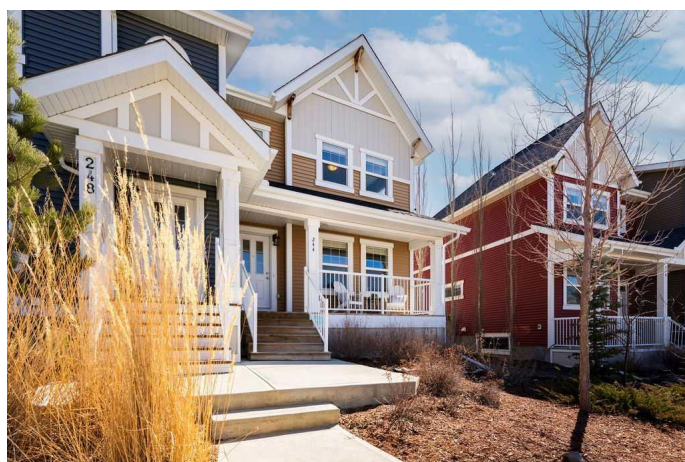
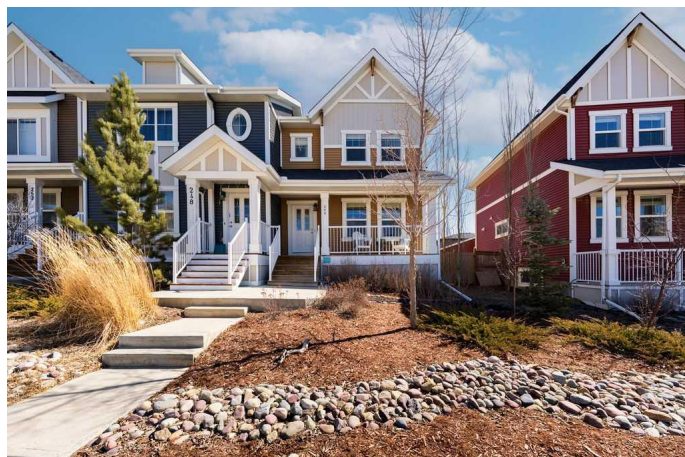
**\$475,000**

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	1
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

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

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.