

# \$469,000 - 611, 101 Sunset Drive, Cochrane

MLS® #A2214960

**\$469,000**

4 Bedroom, 4.00 Bathroom, 1,493 sqft

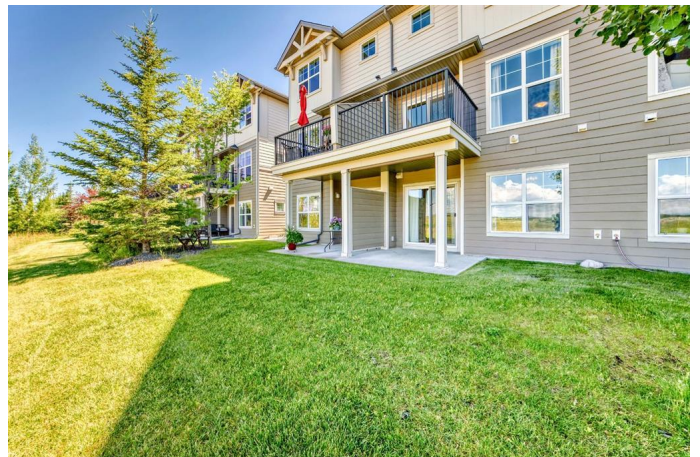
Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 4-bedroom, 4-bathroom townhome offering almost 1900 square feet of thoughtfully designed living space. Located in a vibrant, sought-after neighborhood, this home boasts a walkout basement, single attached garage, and no back neighboursâ€”providing exceptional panoramic mountain views right from your backyard.

Inside, youâ€™ll find a bright and open layout with updated appliances in the modern kitchen with shaker style cabinetry, seamlessly connecting to the dining and living areasâ€”perfect for entertaining or relaxing with family. On the upper level, the spacious primary suite features a walk-in closet and a private ensuite, while two additional bedrooms and a full bathroom provide ample space for guests or family. The convenience of upper level laundry will make life just a little bit easier. The fully finished basement includes a fourth bedroom (new owners could remove the wall if they wanted a larger rec room), another full bathroom, and walkout access to a patio and greenspace with west facing views. Enjoy evening sunsets on your deck with unobstructed views, in a home that truly has it all.

Located in the popular subdivision of Sunset Ridge, this home is walking distance to schools, parks, playgrounds, walking trails and other amenities such as daycare, convenience store, restaurants, dentist, pharmacy, bakery



and more!

Don't miss the opportunity to make this turnkey townhome your ownâ€”schedule your private showing today!

Built in 2013

**Essential Information**

MLS® #	A2214960
Price	\$469,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,493
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

**Community Information**

Address	611, 101 Sunset Drive
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0B4

**Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Storage, Pantry, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Finished, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Views
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	108
Zoning	C-N

## 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.