

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

MLS® #A2214960

**\$469,000**

4 Bedroom, 4.00 Bathroom, 1,493 sqft

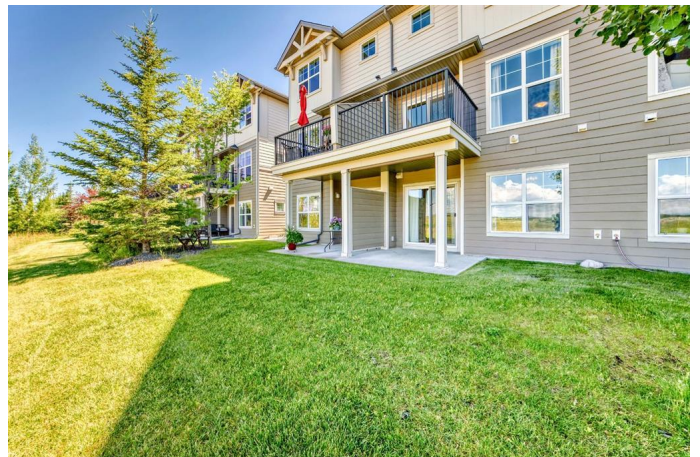
Residential on 0.04 Acres

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

## Exterior

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

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 70            |
| Zoning         | C-N           |

## Listing Details

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

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