

# \$515,000 - 240 Sunset Road, Cochrane

MLS® #A2216051

**\$515,000**

2 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 2-bedroom townhome, ideally located in the heart of Sunset Ridge—one of Cochrane's most sought-after family-friendly communities. Whether you're a first-time buyer or looking to downsize, this charming end-unit offers the perfect blend of comfort, style, and functionality.

Step onto the inviting covered front porch and take in the west-facing mountain views before heading inside to a bright, open-concept main floor. Natural light pours in through large windows, highlighting the contemporary kitchen complete with stainless steel appliances and plenty of counter space—ideal for both everyday living and entertaining.

A rear mudroom adds convenience and leads out to your private backyard, complete with a deck and oversized lawn space—perfect for relaxing or hosting summer BBQs. And unlike many others, this home comes with a **\*\*double detached garage\*\***, offering secure parking and additional storage space.

Upstairs, the spacious primary suite boasts abundant natural light and a private 4-piece ensuite. A second generously sized bedroom adjacent to another full 4-piece bathroom complete the upper level. Downstairs, the unfinished basement provides room for



storage, and rough-in plumbingâ€”ready for future development.

Enjoy all that Sunset Ridge has to offer, including scenic walking paths, parks, schools, and everyday amenitiesâ€”plus those unbeatable Rocky Mountain views. This is your chance to own a move-in-ready home in a thriving community. Book your showing today!

Built in 2015

**Essential Information**

MLS® #	A2216051
Price	\$515,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	240 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Z8

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Alley Access, Double Garage Detached, Paved
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Built-In Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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