

\$480,000 - 209 Sunset Point, Cochrane

MLS® #A2197649

\$480,000

4 Bedroom, 4.00 Bathroom, 1,414 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

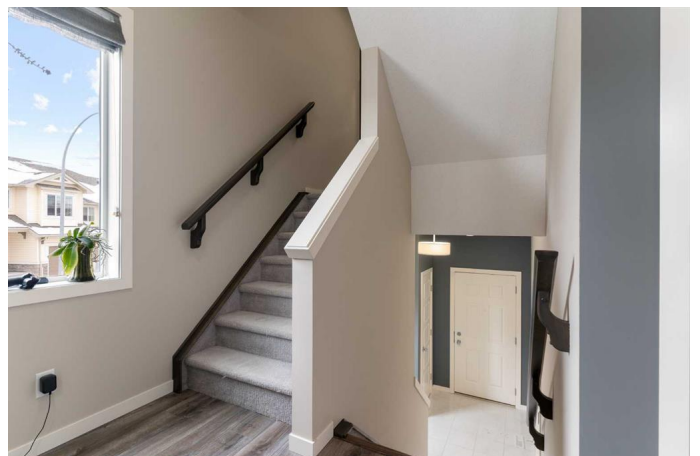
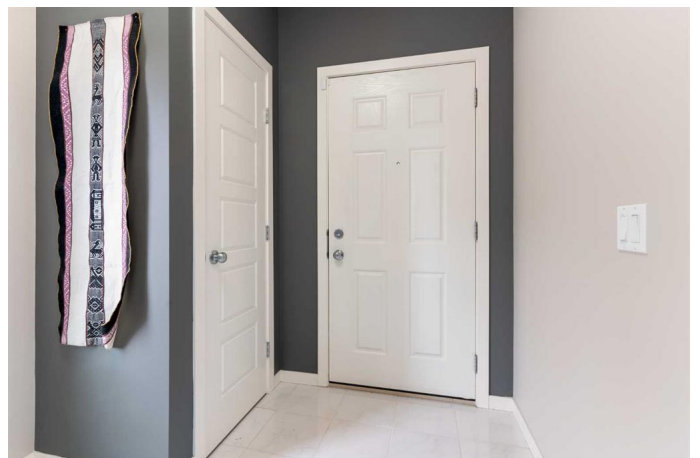
Former Showhome End Unit Townhome â€“
Maintenance-Free Living!

This fully upgraded and meticulously maintained end-unit townhome offers a maintenance-free lifestyle in a prime location next to walking paths and greenspace. The open-concept main floor features a spacious living and dining area, a modern kitchen with granite countertops, stainless steel appliances, and a large island, plus a private patio for outdoor enjoyment.

The master suite boasts a 4-piece ensuite and walk-in closet, while two additional bedrooms, a tech space, laundry room, and another full bathroom are conveniently separated a few steps up. The fully finished basement includes a media room (or office), a fourth bedroom, and another 4-piece bathroom, perfect for guests.

Additional features include central vacuum, built-in speakers, ample storage, and an attached, insulated garage! With lawn care and snow removal included, enjoy the freedom of a lock-and-leave lifestyle!

A new Community Centre is planned to be completed in the near future and will be the crown jewel of community connection, offering all kinds of recreational opportunities, boarded



ice rink with a place to change into skates,
playground, seating areas, community building
with space for recreation, meetings and
events!

Built in 2013

Essential Information

MLS® #	A2197649
Price	\$480,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	209 Sunset Point
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L2

Amenities

Amenities	None, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-MX
HOA Fees	276
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX iRealty Innovations
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