# **\$520,000 - 234 Sunset Point, Cochrane**

MLS® #A2208115

### \$520,000

3 Bedroom, 4.00 Bathroom, 1,794 sqft Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

This elevated 3-bedroom, 3.5-bathroom townhome in Cochrane's Sunset Ridge blends the space of a detached home with the low-maintenance convenience of condo living. What truly sets it apart are the sweeping, unobstructed views of the Rocky Mountainsâ€"visible from the main living areas, upper balcony, and private primary suite.

The fully finished walkout basement opens directly onto a quiet greenspace within the complex, which links up with one of Cochrane's most scenic ridgeline pathway networksâ€"perfect for walking, biking, or soaking in those stunning sunset views.

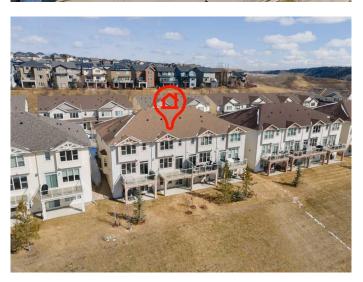
Inside, you're welcomed by a large foyer with coat closet leading into a functional, open layout. The main floor features hardwood flooring, a bright kitchen with stainless steel appliances, a spacious island, and a cozy gas fireplace. Step out onto the southwest-facing deck and take in those panoramic mountain views - a true highlight

Upstairs, the primary bedroom captures the full view, complete with a walk-in closet and private 4 piece ensuite. Two additional bedrooms offer flexibility for kids, guests, or work-from-home setups, and a bonus landing adds space for a sitting area or home office.

The walkout level includes a generous rec







room, full 3-piece bathroom, and direct access to the greenspace behind. An ideal finished space for a home gym, playroom, or guest area.

Condo fees include snow removal and landscaping, giving you more time to enjoy the things that matter. You're also just minutes from schools (RancheView K–8, St. Timothy Jr./Sr. High), restaurants, the historic Cochrane RancheHouse, and everyday amenities.

A new community centre is on the horizonâ€"featuring an ice rink, playground, gathering spaces, and sports fieldsâ€"further building on the strong sense of connection in this growing area.

And when it's time to head into the city, it's just 25 minutes to Calgary and 40 to the downtown coreâ€"an easy commute with the peaceful backdrop of the Rockies waiting when you return.

Built in 2013

#### **Essential Information**

MLS® # A2208115 Price \$520,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,794
Acres 0.06
Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 234 Sunset Point

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0L2

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking

Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning R-MX

# **Listing Details**

Listing Office Royal LePage Mission Real Estate

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