

# \$507,500 - 234 Sunset Point, Cochrane

MLS® #A2221073

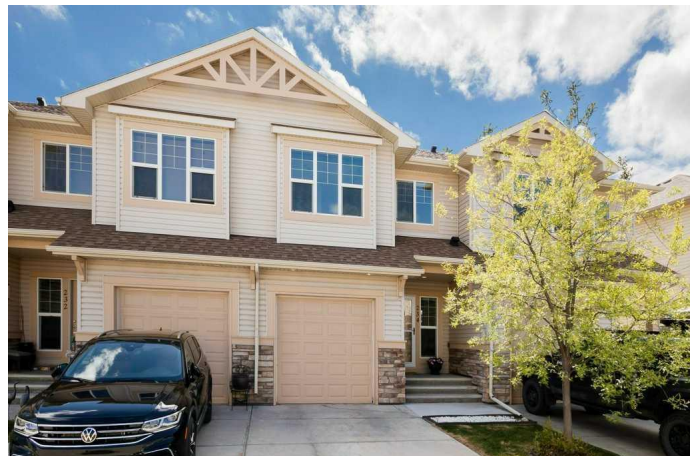
## \$507,500

3 Bedroom, 4.00 Bathroom, 1,786 sqft  
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

**\*\*OPEN HOUSE Sunday, May 18 2-3:30pm\*\***

Introducing this beautifully maintained 3-bedroom, 4-bathroom townhouse, perfectly combining 1700+ sq ft of style with stunning mountain and valley views in sought after Sunset Ridge. Located in a quiet, well-managed community, this home offers a walkout basement onto an enormous greenspace, attached garage, and low condo feesâ€”making it a smart and comfortable choice for family living. Step inside to find a bright, open-concept layout filled with natural light and featuring rich hardwood floors throughout the main level. The kitchen enjoys a large island, stainless steel appliances, ample cabinetry + pantry, and a functional layout ideal for both everyday living and entertaining. The spacious living and dining areas flow seamlessly, offering access to a full width balcony where you can relax and enjoy the sunshine, non-stop views and sunset skies all year long. Upstairs, youâ€™ll find three well-sized bedrooms, including a private primary suite with an ensuite bathroom and generous walk-in closet. The laundry is also conveniently located upstairs along with a fantastic FLEX space for yoga, home office, or designated homework zone. The fully finished walkout basement adds incredible versatility and storageâ€”perfect as a family room, home office, gym, or guest space with direct access to the beautiful greenspace outside. This move-in-ready townhouse checks all the boxes for maintenance free living. Donâ€™t miss



your chanceâ€”call your Realtor and book your private today!

Built in 2013

### Essential Information

MLS® #	A2221073
Price	\$507,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,786
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	Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Backs on to Park/Green Space, Many Trees, Sloped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	11
Zoning	R-MX

## Listing Details

Listing Office	CIR Realty
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