

\$500,000 - 240 Sunset Road, Cochrane

MLS® #A2216051

\$500,000

2 Bedroom, 3.00 Bathroom, 1,268 sqft
Residential on 0.07 Acres

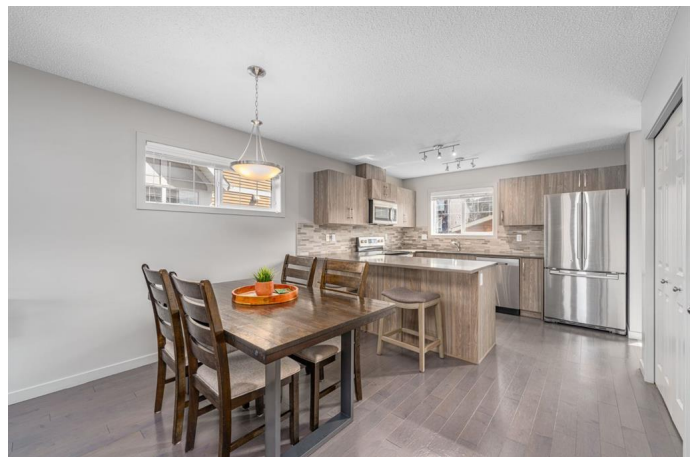
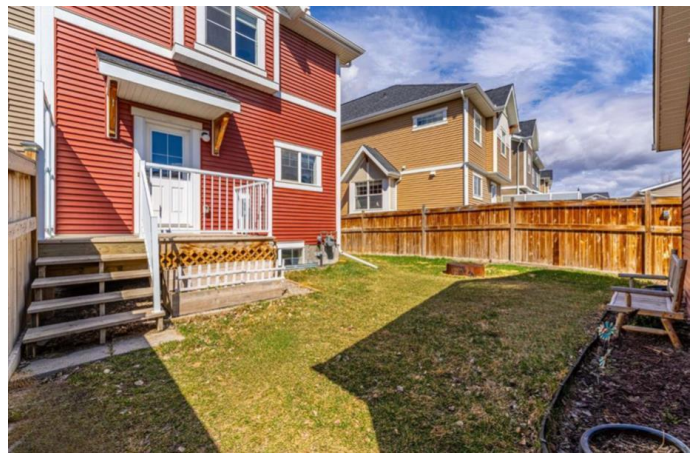
Sunset Ridge, Cochrane, Alberta

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 | \$500,000 |
| 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, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Range |
| 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 | 31 |
| Zoning | R-MD |
| HOA Fees | 153 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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