

# \$359,000 - 715, 101 Sunset Drive, Cochrane

MLS® #A2235499

**\$359,000**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.03 Acres

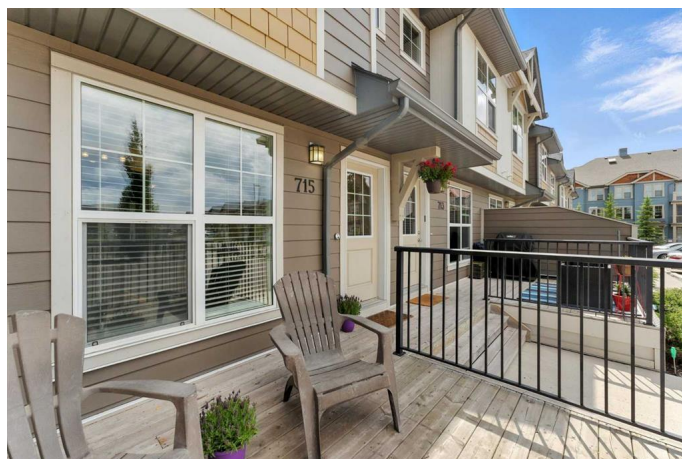
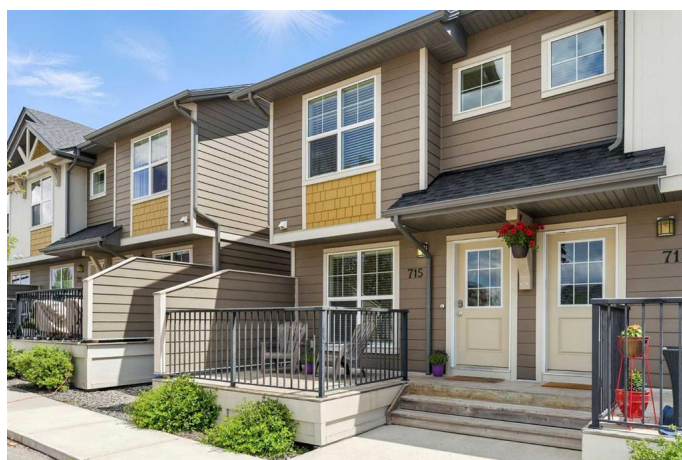
Sunset Ridge, Cochrane, Alberta

A low-maintenance dream in this bright and recently renovated townhouse. Located in the best part of Cochrane. It has everything you will need for today's modern living - proximity to shopping, dining, parks, and schools! Upgraded throughout, with gorgeous new Luxury vinyl plank floors and stylish neutral tones flowing through a bright an open concept layout consisting of a spacious living room, generous dining area, and gorgeous kitchen, featuring rich full-height cabinetry, a custom tile backsplash, granite counters, and sleek stainless steel appliances. The western-exposure patio is perfect for al fresco dining in sunny weather, and has a BBQ sub already in place for you! Both bedrooms upstairs are a good size with plenty of natural light, with the master retreat offering a private ensuite with granite counters and linen storage. The basement comes insulated and unspoiled awaiting your creativity. Outstanding home in a fantastic location. Quick possession! See yourself living here today!

Built in 2013

## Essential Information

MLS® #	A2235499
Price	\$359,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,176
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	715, 101 Sunset Drive
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0W8

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Assigned, Guest, Stall, Outside

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 28th, 2025
Days on Market	5
Zoning	C-SC

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.