

# \$349,000 - 727, 101 Sunset Drive, Cochrane

MLS® #A2206627

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this spacious 1,100+ square foot townhouse located in the desirable Sunset Ridge community of Cochrane, Alberta. The main floor features a bright living room overlooking the charming frontage of Sunset Drive. The Kitchen and Dining Room overlook the back deck, which is ideal for your BBQ and early morning coffee. This charming home offers two generously sized bedrooms, providing ample space for relaxation and rest. The massive 4-piece bathroom is a standout feature, offering plenty of room for comfort and convenience with plenty of storage and access to/from the Primary Bedroom. With two assigned parking stalls, youâ€™™ll never have to worry about parking again. The unfinished basement presents a blank canvas, perfect for future customization and additional living space. Located in a peaceful neighbourhood with beautiful mountain views, close to parks, pathways, schools, and shipping, this townhouse is the perfect blend of comfort and potential. Don't miss out on this fantastic opportunity!

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2206627  |
| Price     | \$349,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,161         |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 727, 101 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0W8               |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Assigned, Stall               |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, See Remarks  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Lighting                |
| Lot Description   | Other                   |
| Roof              | Asphalt                 |
| Construction      | Composite Siding, Stone |
| Foundation        | Poured Concrete         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 38               |
| Zoning         | C-N              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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