\$479,900 - 71 Sunset Road, Cochrane

MLS® #A2210676

\$479,900

4 Bedroom, 4.00 Bathroom, 1,285 sqft Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

NO CONDO FEES | FULLY FINISHED | FOUR BEDROOMS | OVER 1700 sq.ft LIVING SPACE | Welcome to this fully finished home in the desired Sunset community of Cochrane. This lovely home is designed for modern comfort and style. Step inside and discover an open-concept main floor that immediately feels inviting. You'll be greeted by a thoughtful entry space, perfect for coats and shoes, leading into a truly luxurious ambiance featuring decorative wall details, neutral paint colors, modern flooring, newer light fixtures, and updated doors. The spacious kitchen boasts ample counter space, a convenient breakfast bar, and sleek stainless steel appliances, including a large double-door refrigerator and a large pantry. It seamlessly overlooks the dining area and sunlit living room, making entertaining a breeze. You'll be delighted by the abundance of storage, a rare find in townhousesâ€"there's a place for everything! Upstairs, comfort meets sophistication with newer flooring, neutral paint colours, updated lighting, and updated baths. The generously sized bedrooms offer peaceful retreats, including a primary suite featuring a relaxing 4-piece ensuite with a soaker tub. An additional renovated 4-piece bathroom serves the other bedroom. The finished basement adds significant living space, featuring a bright and modern family room, a fourth bedroom, and a stylish 3-piece bathroomâ€"all enhanced with durable vinyl plank flooring. Outside, your private, fenced yard is an extension of your







living space. Enjoy summer days on the deck, host gatherings on the concrete patio, or relax on the well-maintained lawn. You'll also appreciate the convenient rear parking for two vehicles. Located in the quiet and desirable Sunset area, this townhouse truly feels like home from every angle. Don't miss the opportunity to experience the perfect blend of style, space, and convenience!

Built in 2013

Essential Information

MLS® # A2210676 Price \$479,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,285

Acres 0.05 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

Community Information

Address 71 Sunset Road

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0H4

Amenities

Amenities None

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan,

Pantry, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground

Lot Description Back Lane, Back Yard

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2025

Days on Market 5

Zoning R-MD

HOA Fees 135

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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