



GRASSROOTS
REALTY GROUP

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**611, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2214960



\$469,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,493 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	C-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: window coverings and garage door remote

Welcome to this beautifully maintained 4-bedroom, 4-bathroom townhome offering almost 1900 square feet of thoughtfully designed living space. Located in a vibrant, sought-after neighborhood, this home boasts a walkout basement, single attached garage, and no back neighbours—providing exceptional panoramic mountain views right from your backyard. Inside, you’ll find a bright and open layout with updated appliances in the modern kitchen with shaker style cabinetry, seamlessly connecting to the dining and living areas—perfect for entertaining or relaxing with family. On the upper level, the spacious primary suite features a walk-in closet and a private ensuite, while two additional bedrooms and a full bathroom provide ample space for guests or family. The convenience of upper level laundry will make life just a little bit easier. The fully finished basement includes a fourth bedroom (new owners could remove the wall if they wanted a larger rec room), another full bathroom, and walkout access to a patio and greenspace with west facing views. Enjoy evening sunsets on your deck with unobstructed views, in a home that truly has it all. Located in the popular subdivision of Sunset Ridge, this home is walking distance to schools, parks, playgrounds, walking trails and other amenities such as daycare, convenience store, restaurants, dentist, pharmacy, bakery and more! Don't miss the opportunity to make this turnkey townhome your own—schedule your private showing today!