

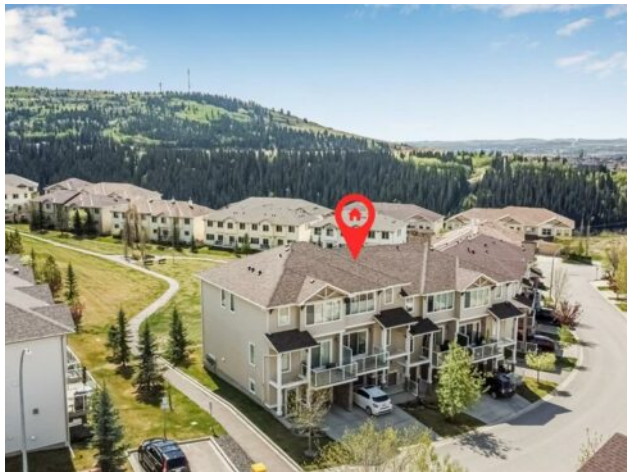


GRASSROOTS
REALTY GROUP

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**274 Sunset Point
Cochrane, Alberta**

MLS # A2237082



\$464,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 272
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: TV Mount

Welcome to this beautifully appointed 3-bedroom, 2.5-bathroom townhome offering the perfect blend of style, space, and serenity. Backing directly onto lush greenspace, this home provides a rare opportunity to enjoy privacy and nature views right from your doorstep. Step inside to a bright and functional layout, where large windows and high ceilings create an inviting atmosphere. The open-concept main floor is ideal for both everyday living and entertaining, featuring a stylish kitchen with granite countertops, stainless steel appliances, a central island with undermount silgranit sink, and plenty of cabinetry. Enjoy seamless indoor-outdoor living with not one, but two private balconies — one off the dining area, perfect for summer barbecues, and another off the living room overlooking the peaceful greenbelt with rolling hill views. A convenient powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, including a tranquil primary suite with a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full bathroom, and upper floor laundry provide comfort and convenience for the whole family. The tandem double attached garage offers secure parking for two vehicles plus extra storage space — perfect for bikes, gear, or a workshop area. Located in a well-managed complex, this home is a rare find. Whether you're enjoying your morning coffee overlooking nature and wildlife or hosting guests in the open living space, this townhome has something for everyone. Don't miss this opportunity — book your private showing today!