



GRASSROOTS
REALTY GROUP

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**711, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2240361



\$349,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 258
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	C-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Step into comfort and style in this beautifully designed townhouse, offering over 1,100 square feet of well-planned living space in Cochrane’s sought-after Sunset Ridge community. As you enter, you’re greeted by a welcoming dining area and kitchen, featuring warm caramel-toned cabinetry that adds a rich, modern touch. This space flows seamlessly to the back deck—perfect for morning coffee or evening BBQs in a quiet outdoor setting. The main floor also boasts a bright and airy living room, offering a cozy space to relax, with views of the charming, tree-lined Sunset Drive. Upstairs, two generously sized bedrooms provide comfort and privacy, including a spacious primary suite with direct access to a large 4-piece bathroom. With ample storage and room to unwind, the bathroom is both functional and luxurious. Two dedicated parking stalls offer everyday convenience, while the unfinished basement serves as a blank canvas—ideal for future development into a home office, gym, or additional living area. Set in a peaceful neighbourhood surrounded by mountain views, parks, walking paths, schools, and local amenities, this townhouse is the perfect blend of lifestyle and potential.