



**GRASSROOTS**  
REALTY GROUP

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**637, 101 Sunset Drive  
Cochrane, Alberta**

**MLS # A2273826**



**\$465,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,496 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Lawn, Level, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	C-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Discover effortless living in this bright and spacious 3-bedroom walkout townhome, ideally located in the popular Trading Post development of Sunset Ridge. Total finished area of 1931sf with 1496sf above grade. Perfectly positioned at the entrance of the community, this well-maintained home combines comfort, convenience, and unbeatable Rocky Mountain views from top to bottom. Step inside to a welcoming entryway that leads up to a sunlit, west-facing living area and kitchen—where large windows showcase sweeping mountain vistas that will take your breath away. Whether it’s a quiet morning coffee or an evening glass of wine on the deck, you’ll enjoy front-row seats to Cochrane’s finest sunsets and picturesque views. The main level features updated vinyl flooring throughout and a newer (2022) dishwasher and upgraded culinary sink. Step outside to your private balcony with plenty of space for grilling, relaxing and entertaining. Upstairs, you’ll find two bedrooms and a full bathroom—ideal for kids, guests, or a home office. Continue up to your private retreat: a top-floor primary suite complete with a walk-in closet, full ensuite, and those signature mountain views greeting you each morning. Upper-floor laundry adds convenience with room for built-in storage space. Downstairs, the fully finished walkout basement offers even more flexible living space. With matching updated flooring and access to a covered patio and shared green space, it’s perfect for game nights, music, teen hangouts, or a cozy media room. Bring your propane fire ring, lounge chairs and enjoy the sunset! Enjoy low-maintenance living with condo fees covering snow removal, grounds maintenance, reserve fund contributions and insurance. Additional storage areas and a single-car garage with interior access complete

the package&mdash;making cold winter mornings a whole lot cozier! This is a fantastic opportunity to own a move-in ready, multi-level condo with room to grow, relax, and take in one of the best views in town. Sunset Ridge offers convenient access to multiple schools, parks and other amenities.