



**639, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2295385



\$435,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,491 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	No Neighbours Behind, Street Lighting, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt

Basement: Full

Exterior: Stone, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 341

LLD: -

Zoning: C-N

Utilities: -

Inclusions: n/a

Welcome home, to this beautifully designed split-level townhome in the sought after community of Sunset Ridge! Offering just over 1900 square feet of thoughtfully planned living space, this home combines comfort, functionality and stunning natural surroundings. Step inside to the large foyer, leading you up the stairs to the open living room that flows seamlessly into the spacious kitchen. The large windows allow for plenty of natural sunlight, with gorgeous views of the mountains from your living room. Upstairs features two good size bedrooms and a full bathroom. The massive primary bedroom is located on the upper floor, complete with a large walk-in closet, a 4 piece ensuite bathroom, and MORE MOUNTAINS VIEWS! The fully finished WALK-OUT basement makes for an excellent bonus living space for a recreation room, home-gym, or even a home office! The single car garage offers plenty of space for storage & one vehicle! No neighbours behind the unit as an added bonus and additional privacy! Conveniently located within walking distance to shops, restaurants, schools, parks, playgrounds & walking paths, see all that Sunset Ridge has to offer! This home could be your Home Sweet Home!