



**605, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2295489



\$448,500

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,485 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	C-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Dart Board and Accessories, Shoe Shelving In Bedroom, Shelving In Garage

Welcome to this meticulously maintained 3-bedroom, 4-bathroom three-level split townhome; offering over 1,800sqft of beautifully developed living space in the desirable community of Sunset Ridge. Step inside to an open-concept main floor featuring 9' ceilings and rich plank flooring throughout. The gourmet kitchen is sure to impress with stainless steel appliances, granite countertops, tiled backsplash, custom cabinetry and a large central island that seamlessly overlooks the spacious living room — perfect for both everyday living and entertaining. A separate dining area provides access to the west-facing balcony, where you can unwind while taking in stunning mountain views. A convenient 2-piece powder room completes this level. The second level offers two generously sized bedrooms and a well-appointed 4-piece bathroom; ideal for family or guests. Retreat to the entire third level dedicated to the oversized primary suite, featuring breathtaking west-facing mountain views, a large walk-in closet, additional storage and a private 3-piece ensuite with an oversized walk-in shower. The conveniently located laundry area with custom cabinetry adds to the functionality of this upper level. The fully finished walk-out basement expands your living space with a large family room, 2-piece bathroom, and ample storage—perfect for a media room, home office, or guest space. Additional features include a single attached garage with epoxy flooring and custom storage, alarm system, blackout blinds and updated lighting throughout. Ideally located close to schools, parks, shopping, and with easy access to main roadways, this home offers the perfect blend of comfort, style, convenience and lifestyle.