



**731, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2297824



\$350,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 278
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	C-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Vinyl Windows		

Inclusions: n/a

Low maintenance & immaculate, 2 Bedroom + 1.5 bath, 1,169+ sqft CORNER UNIT townhome built by Calbridge in Sunset Ridge! Enjoy numerous family-friendly amenities, including extensive pathway systems, Cochrane Ranch, parks, ponds, playgrounds, sports fields (soccer, baseball), commercial convenience & schools (K-8, High School). Townhouse features rustic oak floors on main floor + open concept kitchen with cabinets to ceiling, stainless steel appliances, granite countertops with breakfast bar opening to good sized nook area with direct access to sunny WEST facing deck. Front living room w/ entrance closet & 2 pc powder room round out the main level. Upstairs offers 2 generous sized bedrooms, one with MOUNTAIN VIEWS + full 4 pc bath & ensuite access to master bedroom with dual walk-through closets. Full basement ready for development with R/I plumbing + top loading washer & dryer. Additional features include: Ecobee Smart Heating System, Ring Alarm + 2 parking stalls! Exceptional Value!