

# \$507,500 - 234 Sunset Point, Cochrane

MLS® #A2221073

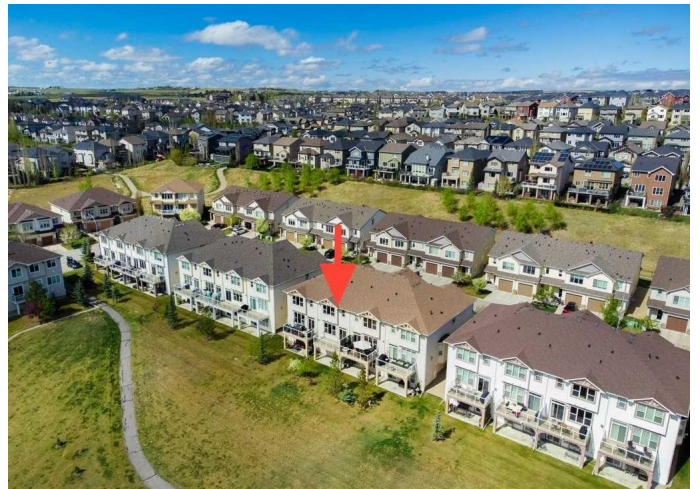
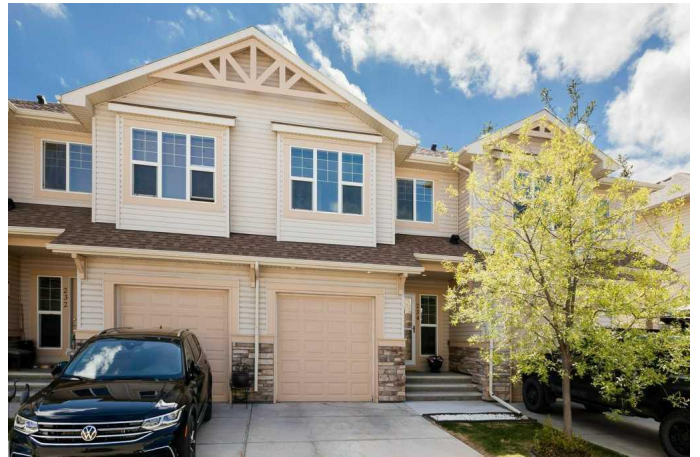
**\$507,500**

3 Bedroom, 4.00 Bathroom, 1,634 sqft  
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

**\*\*OPEN HOUSE Sunday, May 18 2-3:30pm\*\***

Introducing this beautifully maintained 3-bedroom, 4-bathroom townhouse, perfectly combining 1600+ sq ft of style with stunning mountain and valley views in sought after Sunset Ridge. Located in a quiet, well-managed community, this home offers a walkout basement onto a spacious greenspace, attached garage, and low condo feesâ€”making it a smart and comfortable choice for family living. Step inside to find a bright, open-concept layout filled with natural light and featuring rich hardwood floors throughout the main level. The kitchen enjoys a large island, stainless steel appliances, ample cabinetry + pantry, and a functional layout ideal for both everyday living and entertaining. The spacious living and dining areas flow seamlessly, offering access to a full width balcony where you can relax and enjoy the sunshine, non-stop views and sunset skies all year long. Upstairs, youâ€™ll find three well-sized bedrooms, including a private primary suite with an ensuite bathroom and generous walk-in closet. The laundry is also conveniently located upstairs along with a fantastic FLEX space for yoga, home office, or designated homework zone. The fully finished walkout basement adds incredible versatility and storageâ€”perfect as a family room, home office, gym, or guest space with direct access to the beautiful greenspace outside. This move-in-ready townhouse checks all the boxes for maintenance free living. Donâ€™t miss



your chanceâ€”call your Realtor and book your private today!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221073      |
| Price          | \$507,500     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,634         |
| Acres          | 0.06          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 234 Sunset Point  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0L2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Mantle              |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Courtyard                          |
| Lot Description   | Backs on to Park/Green Space, Many Trees, Sloped |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 1              |
| Zoning         | R-MX           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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