

# \$349,000 - 711, 101 Sunset Drive, Cochrane

MLS® #A2240361

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,169 sqft  
Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Step into comfort and style in this beautifully designed townhouse, offering over 1,100 square feet of well-planned living space in Cochrane's sought-after Sunset Ridge community. As you enter, you're greeted by a welcoming dining area and kitchen, featuring warm caramel-toned cabinetry that adds a rich, modern touch. This space flows seamlessly to the back deck—perfect for morning coffee or evening BBQs in a quiet outdoor setting. The main floor also boasts a bright and airy living room, offering a cozy space to relax, with views of the charming, tree-lined Sunset Drive. Upstairs, two generously sized bedrooms provide comfort and privacy, including a spacious primary suite with direct access to a large 4-piece bathroom. With ample storage and room to unwind, the bathroom is both functional and luxurious. Two dedicated parking stalls offer everyday convenience, while the unfinished basement serves as a blank canvas—ideal for future development into a home office, gym, or additional living area. Set in a peaceful neighbourhood surrounded by mountain views, parks, walking paths, schools, and local amenities, this townhouse is the perfect blend of lifestyle and potential.

Built in 2013

## Essential Information

MLS® #                      A2240361



Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,169
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	711, 101 Sunset Drive
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W8

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Closet Organizers, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            July 16th, 2025

Days on Market        27

Zoning                 C-N

### **Listing Details**

Listing Office            Royal LePage Benchmark

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