

\$435,000 - 115 Sunset Road, Cochrane

MLS® #A2270277

\$435,000

3 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

NO CONDO FEES | MOVE-IN READY "BE HOME FOR THE HOLIDAYS!"

Welcome to this very well maintained 3-bedroom townhouse, offering incredible value and comfort with room to grow "all without condo fees. Whether you're upsizing, downsizing, or looking for a fantastic investment, this home is ready for you to settle in and enjoy, just in time to have the tree up for Christmas! Step inside to an inviting open-concept main floor, filled with natural light and perfect for everyday living or entertaining. The stylish kitchen features white shaker cabinets, stainless steel appliances, and abundant counter and storage space "ideal for home cooks and busy families alike. Enjoy peaceful evenings on the west-facing back deck, complete with a glass privacy wall. Mature front-yard trees offer shade and privacy, and the convenient storage shed keeps yard tools organized year-round. Upstairs, you'll find 3 well-sized bedrooms" perfect for kids, guests, or a dedicated home office. The spacious primary retreat accommodates a king-sized bed and boasts a walk in closet plus its own full ensuite for added comfort. Two additional bedrooms and a full 4 piece bathroom are also located on the 2nd floor. The lower level awaits your personal touch, featuring a bathroom rough-in and large laundry area, giving you the opportunity to expand the living space to suit your needs. Beautifully cared for and thoughtfully designed, this property is an



exceptional choice for first-time buyers, young families, or anyone seeking a turn-key investment in a wonderful community. Start the new year in your new home – this one is ready when you are! Situated near the stunning walking paths with ravine views. Close to essential amenities, including a medical office, dentist, pharmacy, bakery, gas station, convenience store, and restaurant. The local elementary school (grades K-8) is just a short 5-minute walk away. Don't miss out on this exceptional home!

Built in 2015

Essential Information

MLS® #	A2270277
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	115 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z9

Amenities

Amenities	None
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Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	4
Zoning	R-MD
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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