

# \$487,000 - 71 Sunset Road, Cochrane

MLS® #A2237344

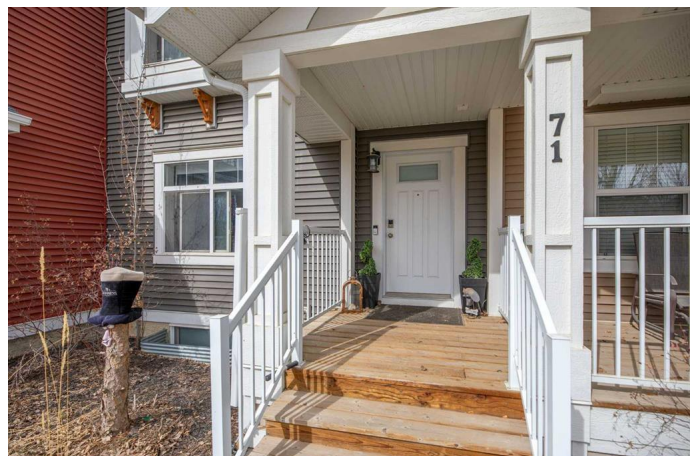
**\$487,000**

4 Bedroom, 4.00 Bathroom, 1,285 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

NO CONDO FEES | FULLY FINISHED | FOUR BEDROOMS | OVER 1700 sq.ft LIVING SPACE | Welcome to this fully finished home in the desired Sunset community of Cochrane. This lovely home is designed for modern comfort and style. Step inside and discover an open-concept main floor that immediately feels inviting. You'll be greeted by a thoughtful entry space, perfect for coats and shoes, leading into a truly luxurious ambiance featuring decorative wall details, neutral paint colors, modern flooring, newer light fixtures, and updated doors. The spacious kitchen boasts ample counter space, a convenient breakfast bar, and sleek stainless steel appliances, including a large double-door refrigerator and a large pantry. It seamlessly overlooks the dining area and sunlit living room, making entertaining a breeze. You'll be delighted by the abundance of storage, a rare find in townhouses—there's a place for everything! Upstairs, comfort meets sophistication with newer flooring, neutral paint colours, updated lighting, and updated baths. The generously sized bedrooms offer peaceful retreats, including a primary suite featuring a relaxing 4-piece ensuite with a soaker tub. An additional renovated 4-piece bathroom serves the other bedroom. The finished basement adds significant living space, featuring a bright and modern family room, a fourth bedroom, and a stylish 3-piece bathroom—all enhanced with durable vinyl plank flooring. Outside, your private, fenced yard is an extension of your



living space. Enjoy summer days on the deck, host gatherings on the concrete patio, or relax on the well-maintained lawn. You'll also appreciate the convenient rear parking for two vehicles. Located in the quiet and desirable Sunset area, this townhouse truly feels like home from every angle. Don't miss the opportunity to experience the perfect blend of style, space, and convenience!

Built in 2013

**Essential Information**

MLS® #	A2237344
Price	\$487,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,285
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	71 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H4

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 6th, 2025
Days on Market	1
Zoning	R-MD
HOA Fees	135
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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