

# \$359,000 - 715, 101 Sunset Drive, Cochrane

MLS® #A2235499

**\$359,000**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.03 Acres

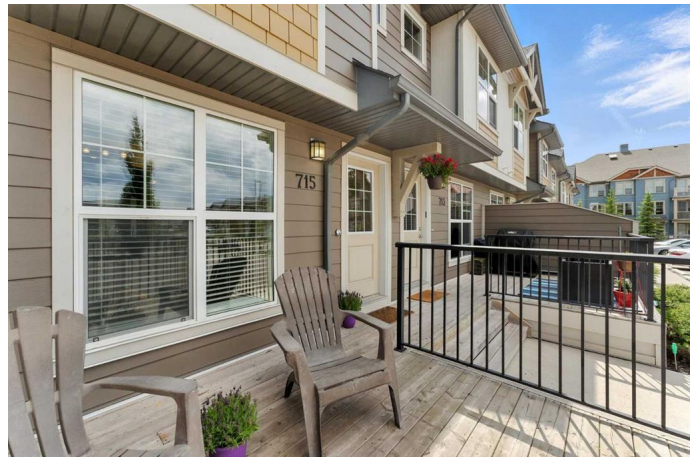
Sunset Ridge, Cochrane, Alberta

A low-maintenance dream in this bright and recently renovated townhouse. Located in the best part of Cochrane. It has everything you will need for today's modern living - proximity to shopping, dining, parks, and schools! Upgraded throughout, with gorgeous new Luxury vinyl plank floors, new carpet up and new blinds! Stylish neutral tones flowing through a bright and open concept layout consisting of a spacious living room, generous dining area, and gorgeous kitchen, featuring rich full-height cabinetry, a custom tile backsplash, and sleek stainless steel appliances. The western-exposure patio is perfect for al fresco dining in sunny weather, and has a BBQ sub already in place for you! Both bedrooms upstairs are a good size with plenty of natural light, with the master retreat offering a private ensuite with granite counters and linen storage. The basement comes insulated and unspoiled awaiting your creativity. Outstanding home in a fantastic location. Quick possession! See yourself living here today!

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2235499  |
| Price     | \$359,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,176         |
| Acres          | 0.03          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 715, 101 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C0W8                |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                      |
| Parking        | Assigned, Outside, Stall, Guest        |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Separate Entrance, Storage, Vinyl Windows                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Composite Siding, Stone, Wood Frame   |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 48              |
| Zoning         | C-SC            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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