

\$464,900 - 274 Sunset Point, Cochrane

MLS® #A2222662

\$464,900

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

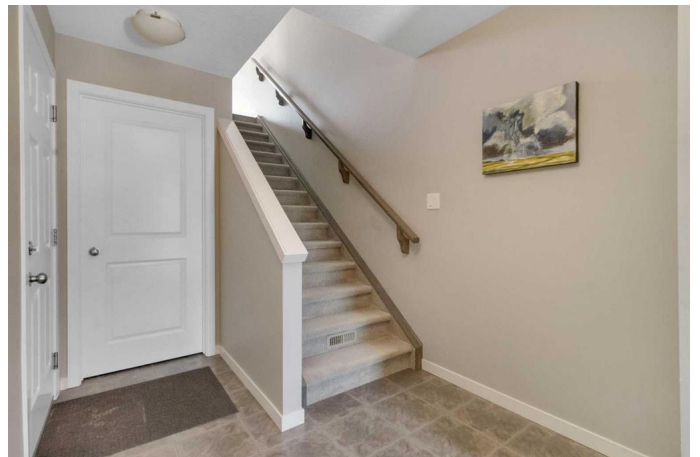
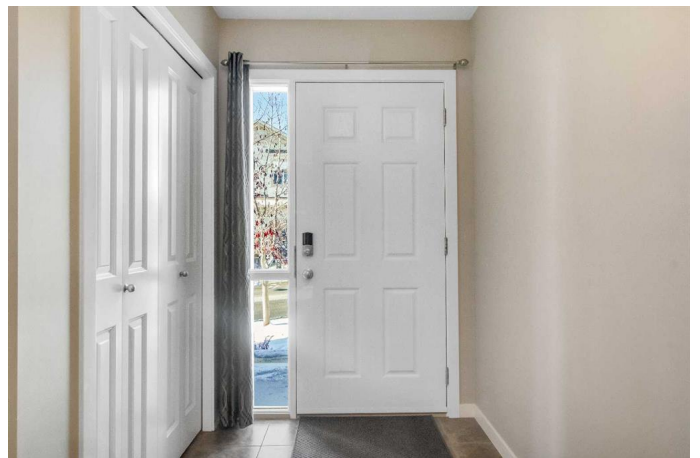
Welcome to this beautifully appointed 3-bedroom, 2.5-bathroom townhome offering the perfect blend of style, space, and serenity. Backing directly onto lush greenspace, this home provides a rare opportunity to enjoy privacy and nature views right from your doorstep.

Step inside to a bright and functional layout, where large windows and high ceilings create an inviting atmosphere. The open-concept main floor is ideal for both everyday living and entertaining, featuring a stylish kitchen with granite countertops, stainless steel appliances, a central island with undermount silgranit sink, and plenty of cabinetry.

Enjoy seamless indoor-outdoor living with not one, but two private balconies – one off the dining area, perfect for summer barbecues, and another off the living room overlooking the peaceful greenbelt with rolling hill views. A convenient powder room completes the main level.

Upstairs, you'll find three generously sized bedrooms, including a tranquil primary suite with a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full bathroom, and upper floor laundry provide comfort and convenience for the whole family.

The tandem double attached garage offers secure parking for two vehicles plus extra



storage space – perfect for bikes, gear, or a workshop area.

Located in a well-managed complex, this home is a rare find. Whether you're enjoying your morning coffee overlooking nature and wildlife or hosting guests in the open living space, this townhome has something for everyone.

Don't miss this opportunity – book your private showing today!

Built in 2014

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2222662 |
| Price | \$464,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,562 |
| Acres | 0.04 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 274 Sunset Point |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0K9 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | None, Visitor Parking |
| Parking Spaces | 3 |
| Parking | Double Garage Attached, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 35 |
| Zoning | R-MX |

Listing Details

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

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