

# \$450,000 - 219 Sunset Point, Cochrane

MLS® #A2232115

## \$450,000

3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.01 Acres

Sunset Ridge, Cochrane, Alberta

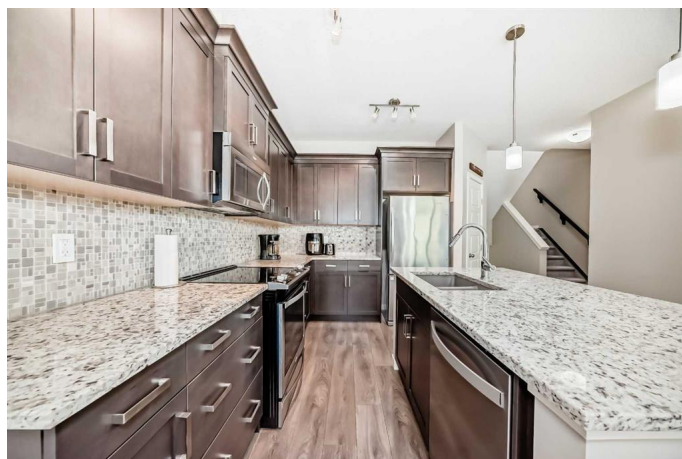
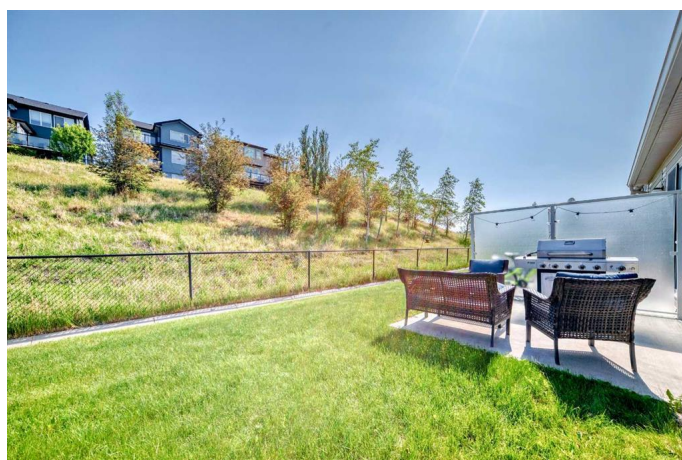
Welcome to this beautiful 2 storey townhome located in the heart of Sunset Point, backing onto green space, one of the area's most peaceful and desirable neighborhoods. Priced to sell, this home offers exceptional value with 1,400 sq ft of well-designed living space. The main floor features a bright and open concept layout that seamlessly connects the kitchen, dining, and living areas, perfect for both entertaining and everyday living. Upstairs you will find the primary suite, with 4 piece ensuite and walk in closet. To the top floor of the home is where you will find the 2nd and 3rd bedrooms, flex room that would make a great home office/den, laundry and 4 piece bathroom, providing comfort and functionality for families or guests. A single car garage, and the unfinished basement presents a great opportunity to develop additional living space or simply use it for extra storage. Whether you're a first-time buyer, a growing family, or an investor, this home is an incredible opportunity in a quiet, community-focused neighborhood. Don't miss your chance to own in Sunset Point at a fantastic price, book your showing today!

Built in 2014

## Essential Information

MLS® # A2232115

Price \$450,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	219 Sunset Point
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt

Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	30
Zoning	R-MX

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.