

# \$349,000 - 711, 101 Sunset Drive, Cochrane

MLS® #A2240361

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Step into comfort and style in this beautifully designed townhouse, offering over 1,100 square feet of well-planned living space in Cochrane's sought-after Sunset Ridge community. As you enter, you're greeted by a welcoming dining area and kitchen, featuring warm caramel-toned cabinetry that adds a rich, modern touch. This space flows seamlessly to the back deck—perfect for morning coffee or evening BBQs in a quiet outdoor setting. The main floor also boasts a bright and airy living room, offering a cozy space to relax, with views of the charming, tree-lined Sunset Drive. Upstairs, two generously sized bedrooms provide comfort and privacy, including a spacious primary suite with direct access to a large 4-piece bathroom. With ample storage and room to unwind, the bathroom is both functional and luxurious. Two dedicated parking stalls offer everyday convenience, while the unfinished basement serves as a blank canvas—ideal for future development into a home office, gym, or additional living area. Set in a peaceful neighbourhood surrounded by mountain views, parks, walking paths, schools, and local amenities, this townhouse is the perfect blend of lifestyle and potential.

Built in 2013

## Essential Information

MLS® #

A2240361



|                |               |
|----------------|---------------|
| Price          | \$349,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,169         |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 711, 101 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0W8               |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Stall           |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Closet Organizers, Vinyl Windows, Walk-In Closet(s)     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Other        |
| Lot Description   | Other        |
| Roof              | Asphalt      |
| Construction      | Vinyl Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                64  
Zoning                              C-N

**Listing Details**

Listing Office                    Royal LePage Benchmark

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