

# \$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

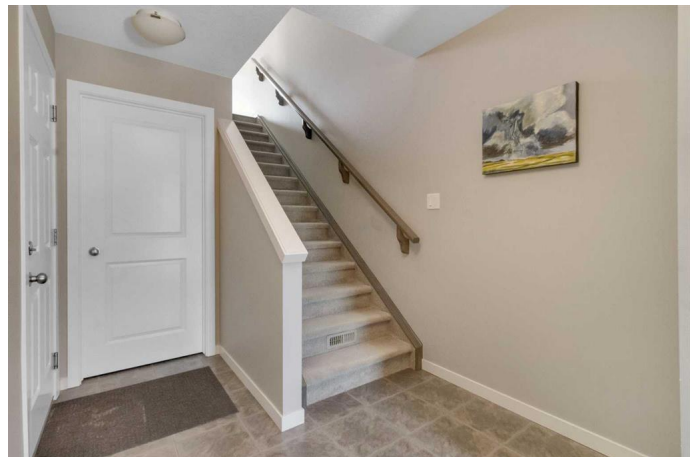
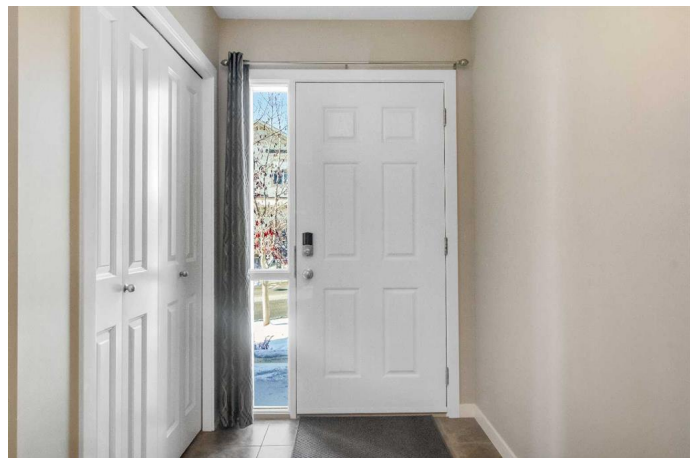
Welcome to this beautifully appointed 3-bedroom, 2.5-bathroom townhome offering the perfect blend of style, space, and serenity. Backing directly onto lush greenspace, this home provides a rare opportunity to enjoy privacy and nature views right from your doorstep.

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, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven |
| 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 | 28             |
| Zoning         | R-MX           |

### Listing Details

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

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