

# \$475,000 - 228 Sunset Road, Cochrane

MLS® #A2204580

**\$475,000**

3 Bedroom, 4.00 Bathroom, 1,260 sqft  
Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your perfect first home in the highly sought-after community of Sunset Ridge, Cochrane! This END UNIT townhome is a fantastic opportunity for first-time buyers, young families, or anyone looking for a beautifully maintained, move-in-ready home—just 45 minutes from the mountains! Plus, enjoy the added bonus of NO CONDO FEES! Step inside to discover an open and inviting floor plan that seamlessly blends comfort and functionality. The gleaming hardwood floors add warmth and elegance, while large windows fill the space with an abundance of natural light. The kitchen is a standout feature, offering stainless steel appliances, ample cabinetry, and a well-designed layout that maximizes space and functionality—perfect for both everyday meals and entertaining guests. The kitchen, dining, and living areas flow effortlessly, creating an ideal setup for gatherings or cozy nights in. Upstairs, you’ll find two generously sized bedrooms, each offering plenty of closet space and natural light. The primary bedroom is a true retreat, featuring a private ensuite for added convenience and privacy. An additional full bathroom ensures comfort for family members or guests. For added practicality, the upstairs laundry is also conveniently located, making chores a breeze and adding to the home's overall functionality. The FULLY FINISHED basement adds even more living space, complete with a third bedroom, full bathroom, and a spacious rec



roomâ€™ideal for movie nights, a home gym, or a private guest retreat. One of the standout features of this home is the beautifully LANDSCAPED backyardâ€™a true oasis where you can unwind after a long day. Whether you're sipping coffee on the patio, hosting summer BBQs, or letting kids or pets play, this outdoor space is designed for relaxation and enjoyment. For ultimate comfort, this home is equipped with AIR CONDITIONING, ensuring you stay cool during the warm summer months. With its END-UNIT location, this home offers extra privacy, additional windows for more natural light, and added curb appeal. Plus, Sunset Ridge is known for its family-friendly atmosphere, parks, walking trails, and breathtaking views. If youâ€™re looking for a stylish, affordable, and well-maintained home with no condo fees, this could be the one! Book your showing today and start your homeownership journey in one of Cochraneâ€™s most desirable communities.

Built in 2017

### Essential Information

MLS® #	A2204580
Price	\$475,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,260
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	228 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	2
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.