

\$459,000 - 123 Sunset Road, Cochrane

MLS® #A2205570

\$459,000

3 Bedroom, 3.00 Bathroom, 1,293 sqft
Residential on 0.05 Acres

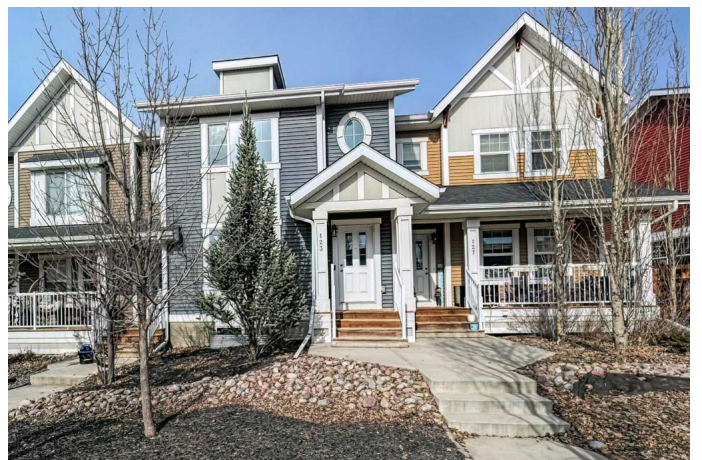
Sunset Ridge, Cochrane, Alberta

Hard to find - First time home buyers delight!
A wonderful 3 bedroom 2 and a half bathroom townhouse located in Sunset - Close to schools, pathways, playgrounds and offers an Open floor plan. This townhouse comes with a fenced back yard, with ample space for a future garage. The basement is undeveloped and awaits your creative plans. This area comes complete with roughed in plumbing for a bathroom and 2 large windows for living space or an additional bedroom. There is a covered front entry way, the open concept allows for ample space for living room, and dining room area. There is a powder room off the mud room in the back entrance. Stainless steel appliances compliment the U shaped kitchen working area. The rear deck is a good size allowing for plenty of space for your BBQ. The upper level offers 3 bedrooms and 2 full 4 piece bathrooms.

Built in 2015

Essential Information

MLS® #	A2205570
Price	\$459,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.05



Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	123 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Outside

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	8
Zoning	R-MD

HOA Fees 170
HOA Fees Freq. ANN

Listing Details

Listing Office Kidder & Company Real Estate & Property Management Ltd.

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.