

# \$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	6
Zoning	R-MD

HOA Fees 170  
HOA Fees Freq. ANN

## **Listing Details**

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

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