

# \$530,000 - 226 Sunset Point, Cochrane

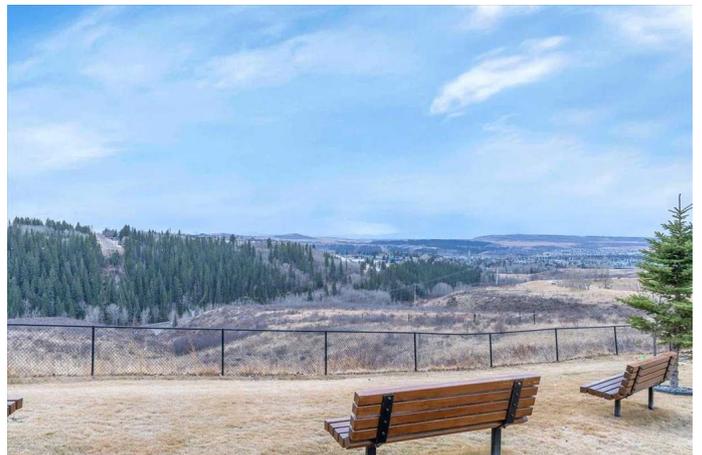
MLS® #A2211010

**\$530,000**

3 Bedroom, 4.00 Bathroom, 1,798 sqft  
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully upgraded 3-bedroom, 3.5-bathroom townhome in Cochrane's Sunset Ridge where elevated everyday living meets smart long-term value. There is over 2400 square feet of developed living space with a fully finished walkout basement with separate entrance, attached garage, and unobstructed views of the Rocky Mountains, this home offers a rare combination of lifestyle, space, and flexibility. Whether you're looking for a place to settle in, grow your family, or secure a foothold in one of Cochrane's most desirable communities, this home adapts to fit your life now—and down the road. The open-concept main floor, a well-designed kitchen with wood cabinetry, granite countertops, and large pantry. The spacious dining area and living room are made for connection, with a cozy gas fireplace and large windows that showcase those stunning South and West mountain views. Step onto the raised 128 sq foot vinyl-covered deck to soak in every sunset. Upstairs, the oversized primary suite delivers peaceful luxury with its panoramic views, a large walk-in closet, and a spa-inspired ensuite with granite counters, a soaker tub, and separate shower. Two additional bedrooms, a second full bathroom, and a convenient upper laundry room with built-in countertop make this floor exceptionally functional. A bonus flex space adds even more versatility—ideal for a home office, study nook, or quiet reading area. The fully finished



walkout basement opens the door to possibility.

With a large family room, a gorgeous full bathroom, a theatre projector with screen to watch the biggest game or blockbuster movies! There is a flex space that has served as a fourth bedroom. This large bright lower level is ready for anythingâ€”guests, teens, extended family, or anything else you can think of... Step outside to a private covered patio backing onto greenspace and pathwaysâ€”perfect for those who love nature right outside their door.

Attached garage with high ceilings for extra storage. Low-maintenance condo livingâ€”snow removal and landscaping included. Excellent walkability to schools, parks, and the future Sunset Ridge community centre.

Whether you're buying your first home, upsizing, or planning for the future, this Sunset Ridge townhome offers the space, style, and smart layout to support a wide range of lifestyles. Book your private showing today!

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211010    |
| Price          | \$530,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,798       |
| Acres          | 0.06        |
| Year Built     | 2012        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 226 Sunset Point  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0L2           |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Parking, Snow Removal            |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bidet, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Playground, Private Entrance                                      |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## **Additional Information**

Date Listed            April 14th, 2025  
Days on Market        2  
Zoning                  R-MX

## **Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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