

\$515,000 - 240 Sunset Road, Cochrane

MLS® #A2216051

\$515,000

2 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 2-bedroom townhome, ideally located in the heart of Sunset Ridge—one of Cochrane's most sought-after family-friendly communities. Whether you're a first-time buyer or looking to downsize, this charming end-unit offers the perfect blend of comfort, style, and functionality.

Step onto the inviting covered front porch and take in the west-facing mountain views before heading inside to a bright, open-concept main floor. Natural light pours in through large windows, highlighting the contemporary kitchen complete with stainless steel appliances and plenty of counter space—ideal for both everyday living and entertaining.

A rear mudroom adds convenience and leads out to your private backyard, complete with a deck and oversized lawn space—perfect for relaxing or hosting summer BBQs. And unlike many others, this home comes with a ****double detached garage****, offering secure parking and additional storage space.

Upstairs, the spacious primary suite boasts abundant natural light and a private 4-piece ensuite. A second generously sized bedroom adjacent to another full 4-piece bathroom complete the upper level. Downstairs, the unfinished basement provides room for



storage, and rough-in plumbingâ€”ready for future development.

Enjoy all that Sunset Ridge has to offer, including scenic walking paths, parks, schools, and everyday amenitiesâ€”plus those unbeatable Rocky Mountain views. This is your chance to own a move-in-ready home in a thriving community. Book your showing today!

Built in 2015

Essential Information

MLS® #	A2216051
Price	\$515,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	240 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Z8

Amenities

Amenities	None
Parking Spaces	2

Parking	Alley Access, Double Garage Detached, Paved
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Built-In Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 2nd, 2025
Days on Market	18
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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