



GRASSROOTS
REALTY GROUP

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**226 Sunset Point
Cochrane, Alberta**

MLS # A2331974



\$490,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Lawn, Steep Slope, Views		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	\$ 316
LLD:	-
Zoning:	R-MX
Utilities:	-

Features: Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan

Inclusions: .

Welcome to this beautifully appointed townhome in the sought-after community of Sunset Ridge, where breathtaking Rocky Mountain views, over 2,500 square feet of developed living space, and a thoughtfully designed floor plan come together to create the perfect place to call home. Backing onto expansive greenspace with a fully finished walkout basement, this home offers the ideal balance of comfort, functionality, and low-maintenance living. The bright, open-concept main floor is designed for everyday living and effortless entertaining. The spacious kitchen features rich wood cabinetry, granite countertops, a large pantry, and plenty of workspace, flowing seamlessly into the dining area and inviting living room. Large windows flood the home with natural light while framing the spectacular mountain views, and the cozy gas fireplace creates the perfect place to unwind. Step outside onto the covered upper deck to enjoy your morning coffee or take in Alberta's unforgettable sunsets. Upstairs, the spacious primary retreat offers a true escape with panoramic mountain views, a generous walk-in closet, and a spa-inspired ensuite complete with granite countertops, a soaker tub, and separate shower. Two additional bedrooms, another full bathroom, upper-floor laundry, and a versatile flex space provide exceptional functionality for families, professionals, or those working from home. The fully finished walkout basement expands your living space with a large recreation room, a full bathroom, theatre projector and screen, and a flexible room that has been used as a fourth bedroom, home office, or fitness area. Walk directly outside to your private covered patio where you'll enjoy peaceful greenspace, walking paths, and the tranquility of nature right outside your door. Additional features include an attached garage with extra storage, 3.5 bathrooms, low-maintenance condo living

with snow removal and landscaping included, and excellent access to schools, parks, playgrounds, pathways, and the future Sunset Ridge community centre. Whether you're purchasing your first home, accommodating a growing family, or simply looking for a home that offers incredible views and exceptional value, this beautifully maintained Sunset Ridge townhome is ready to welcome you home.