



GRASSROOTS
REALTY GROUP

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**192 Sunset Point
Cochrane, Alberta**

MLS # A2347421

\$409,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Faces Front, Single Garage A		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 287
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: TV Wall mount in the basement

Two-bedroom, two-and-a-half bath townhome in Sunset Ridge, Cochrane, set on the elevated Sunset Point site with hill and Rocky Mountain views. This 1,484-square-foot home backs directly onto a pathway and green space and includes an oversized single attached garage, wider than the typical single-garage layout in the complex. The main floor features dark hardwood flooring, a tiled gas fireplace with a wood mantel, and a kitchen with stainless steel appliances, tile backsplash, and an island — the refrigerator, dishwasher, and microwave are all less than two years old. Upstairs, the primary suite includes a four-piece ensuite and a large walk-in closet, with a second bedroom and full bathroom completing the level; the stacked washer/dryer laundry is also less than two years old. The developed lower level offers a recreation room already roughed in for a bathroom, giving a buyer a clear, low-cost path to a third bedroom or additional living space without demolition. A private deck off the main living area looks out over mature trees and green space. Sunset Ridge is an established, walkable community on the high side of Cochrane, with pathway access directly from the property, a landscaped pond with a fountain feature, and neighbourhood viewpoints looking out to the foothills and the Rocky Mountains. The location offers quick access to Cochrane's amenities while backing onto quiet, established green space — a combination of privacy and walkability that's hard to find at this price point in Sunset Ridge.