

# \$529,000 - 201 Sunset Common, Cochrane

MLS® #A2205541

**\$529,000**

3 Bedroom, 3.00 Bathroom, 1,556 sqft  
Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Charming Cochrane is calling with a well-designed, practical family home in the Sunset Ridge Subdivision. It features a 1,556 sq. ft. 2-storey, side-by-side duplex with 3 bedrooms, 2.5 baths and another 646 sq. ft. on the lower level waiting to be developed. An attached, insulated, single garage and wide drive give you parking for two vehicles. First impressions matter and this one is no exception. An open concept main floor with wide-plank, blonde, vinyl floor, clean colours, and tons of natural light from expansive windows are an instant mood lifter. The kitchen has modern, smooth chocolate cabinetry, matching tiled backsplash and laminate countertop, a combo island/breakfast bar with double sink, stainless appliances and an oh-so convenient walk-in pantry. Patio doors in the dining area lead to the west-facing railed deck and an supplementary entertainment zone. A 2-pc bath completes the main level. Large windows, blonde vinyl floor and carpeting on the second level repeat the bright and airy theme. At the head of the stairs is a bonus room which could be utilized as a family room, a home office or a playroom for the kids. The primary bedroom is your private oasis with lovely board and batten paneling on the feature wall, large walk-in closet and 4-pc. ensuite. Two more bedrooms, both with plenty of closet space share a second 4-pc. bath. The basement is partially finished and houses the laundry facilities but could be your chance to shine in



the development department. The south-west facing backyard is fenced and provides potential for a green thumb to flourish. Major nearby routes include Highway 22 and 1A which provide quick access to shopping and restaurants, several schools, churches, playgrounds and parks. Start making memories with your family in this well-cared for home, on a quiet family-friendly street. Call today for a viewing and don't miss out on this great opportunity.

Built in 2011

### Essential Information

MLS® #	A2205541
Price	\$529,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	201 Sunset Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L9

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

# of Garages 1

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in

Appliances Electric Range, Microwave Hood Fan, Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer

Heating Forced Air

Cooling None

Fireplaces None

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025

Days on Market 10

Zoning R-MX

### Listing Details

Listing Office Comox Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.