

# \$464,900 - 274 Sunset Point, Cochrane

MLS® #A2222662

**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

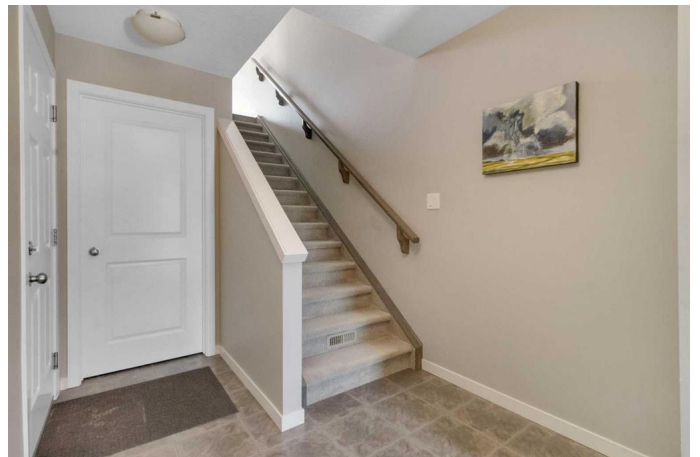
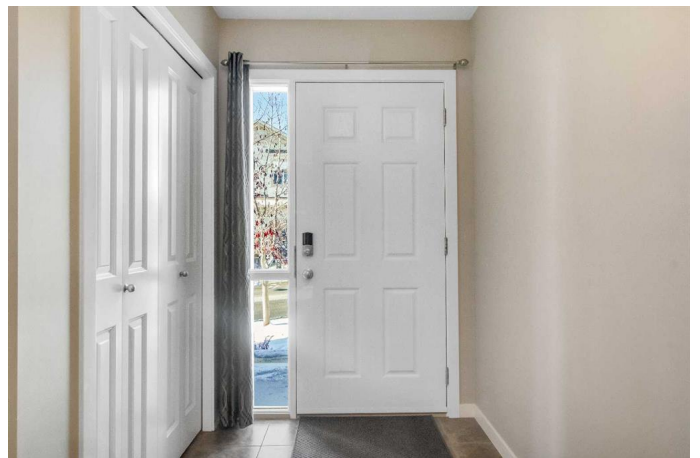
Welcome to this beautifully appointed 3-bedroom, 2.5-bathroom townhome offering the perfect blend of style, space, and serenity. Backing directly onto lush greenspace, this home provides a rare opportunity to enjoy privacy and nature views right from your doorstep.

Step inside to a bright and functional layout, where large windows and high ceilings create an inviting atmosphere. The open-concept main floor is ideal for both everyday living and entertaining, featuring a stylish kitchen with granite countertops, stainless steel appliances, a central island with undermount silgranit sink, and plenty of cabinetry.

Enjoy seamless indoor-outdoor living with not one, but two private balconies – one off the dining area, perfect for summer barbecues, and another off the living room overlooking the peaceful greenbelt with rolling hill views. A convenient powder room completes the main level.

Upstairs, you'll find three generously sized bedrooms, including a tranquil primary suite with a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full bathroom, and upper floor laundry provide comfort and convenience for the whole family.

The tandem double attached garage offers secure parking for two vehicles plus extra



storage space â€” perfect for bikes, gear, or a workshop area.

Located in a well-managed complex, this home is a rare find. Whether you're enjoying your morning coffee overlooking nature and wildlife or hosting guests in the open living space, this townhome has something for everyone.

Donâ€™t miss this opportunity â€” book your private showing today!

Built in 2014

**Essential Information**

MLS® #	A2222662
Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,562
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	274 Sunset Point
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0K9

**Amenities**

Amenities	None, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
Days on Market	34
Zoning	R-MX

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.