

274 Sunset Point Cochrane, Alberta

MLS # A2222662



\$464,900

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|------------------|--|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,562 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 272 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: TV Mounts, Water Softener and Filtration System

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 — 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. Don't miss this opportunity — book your private showing today!