$525,000 - 226 Sunset Point, Cochrane

MLS® #A2227208

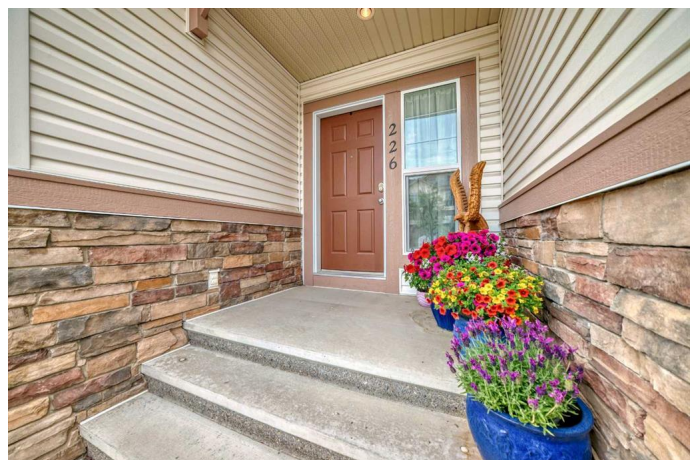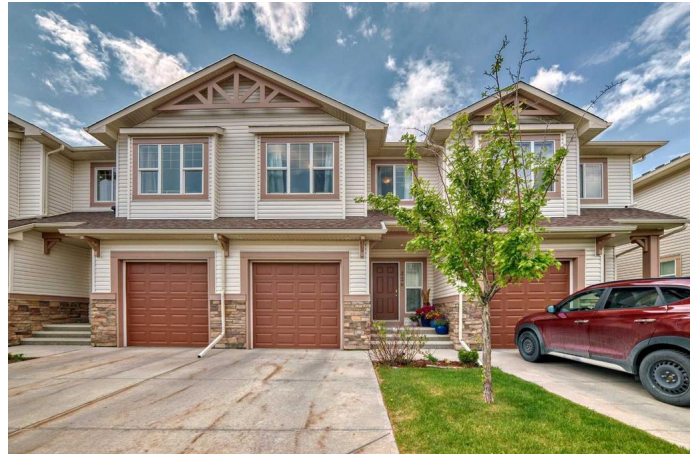## $525,000

3 Bedroom, 4.00 Bathroom, 1,810 sqft
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

With over 2500 square feet of living space, this home offers room to breathe, relax, entertain, and live your life to the fullest. Each square foot is designed with thoughtful detail, allowing natural light to flood through large windows, creating a sense of openness and warmth as you take in the stunning views from the different levels. From your balcony, enjoy a cup of coffee as the Rocky Mountains blanket the horizon majestically in the distance throughout the day, and watch the sky light up with vibrant colors at sunset. Snow-capped peaks, blue skies, and the ever-changing seasons become a part of your everyday experience. This view isnâ€™t just a bonusâ€"itâ€™s a constant source of peace and inspiration. Three well-sized bedrooms give every member of the household a personal retreat, while the four bathrooms offer convenience and privacy. Whether itâ€™s a busy family morning, entertaining overnight guests, or working from home, thereâ€™s no need to wait for your turn. The ensuite in the primary bedroom and massive walk-in closet is likely a luxurious escape in itself, and the home offers 3 other bathrooms for family or guests. What makes this property even more unique is its walkout basement that leads directly onto a huge greenspace. A peaceful, private space for reading, relaxing, or painting, and the ideal location for birdwatching or quiet moments. A walkout basement can transform the condo from typical to extraordinary. It brings additional living or recreation room

potential, and makes the lower level feel like an integral part of the home rather than an afterthought. It's a perfect space for a home gym, media room, or teenager's retreat. The walkout basement will also guide you to the fantastic gazebo on the property with stunning views, and the pond with added greenspace just down the street. Nestled in the rolling foothills and just a short drive northwest of Calgary, Cochrane has become one of the most desirable communities in southern Alberta. Known for its stunning natural beauty, friendly atmosphere, and thriving small-town charm, and property taxes and utilities tend to be lower in Cochrane than in major cities like Calgary, contributing to long-term savings. This one that you need to see. Book your showing today!

Built in 2012

Essential Information

MLS® #	A2227208
Price	$525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	226 Sunset Point
Subdivision	Sunset Ridge
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 0L2

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	4
Zoning	R-MX

Listing Details

Listing Office	MaxWell Canyon Creek