

# \$254,900 - 9314, 101 Sunset Drive, Cochrane

MLS® #A2270111

## \$254,900

1 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.01 Acres

Sunset Ridge, Cochrane, Alberta

Amazing Apartment in Sunset Ridge â€“ Bright, Modern & Perfectly Located! Discover this stunning one-bedroom plus den apartment in the heart of The Trading Post of Sunset Ridge, a vibrant and welcoming community. With nearly 650 sq. ft. of well-designed living space, this condo combines comfort, functionality, and style. The spacious primary bedroom, open-concept floor plan, and eat-in kitchen make this the perfect place to call home. Large vinyl windows and a patio door fill the unit with natural light, creating a bright and airy atmosphere. The den provides flexible spaceâ€”perfect for a home office, reading nook, or guest areaâ€”offering the versatility to suit your lifestyle. Enjoy peace of mind in this fully sprinklered building, designed with safety and comfort in mind. Additional features include in-suite laundry, a separate storage locker, and a heated underground parking stall. Step out onto your large covered balcony and take in the beautiful southeast ravine views, along with peek-a-boo mountain vistasâ€”a perfect spot to relax and unwind. The building itself features Hardie plank exterior, beautiful landscaping, bright, well-maintained common areas, and secure, convenient underground parking. With elevator access and multiple staircases, getting around is effortless. Convenience is at your doorstepâ€”on the main floor, youâ€™ll find medical and dental offices, a pharmacy, and several retail businesses. The surrounding complex offers restaurants, a convenience



store, and a gas station, all within walking distance. Come experience the tremendous value, lifestyle, and community spirit that Sunset Ridge has to offer. This is more than just a home—it's a place to truly live.

Built in 2014

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2270111          |
| Price          | \$254,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 645               |
| Acres          | 0.01              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 9314, 101 Sunset Drive |
| Subdivision | Sunset Ridge           |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 0W7                |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                    |
| Parking        | Parkade                                                              |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Smoking Home, Vinyl Windows                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 3         |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 1                   |
| Zoning         | C-N                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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