

\$439,900 - 28 Sunset Road, Cochrane

MLS® #A2251395

\$439,900

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

This stunning two-story townhome presents an incredible opportunity for ownership without the hassle of condo fees! Move-in ready and meticulously maintained, this home is ideal for those who value comfort and convenience. As you step inside, you'll find an open-concept floorplan that seamlessly blends the living and dining areas, creating a welcoming space for both relaxation and entertaining. The well-appointed kitchen features a breakfast bar, ample counter space, and abundant cabinetry—perfect for culinary enthusiasts. The second floor offers a luxurious retreat with a bright, west-facing master suite that's spacious enough for a king-sized bed. Enjoy the luxury of a large closet and a private 4-piece ensuite bath. Two additional generously-sized bedrooms and another 4-piece bathroom complete this level, ensuring plenty of space for family or guests. The unfinished basement is a blank canvas for your imagination, featuring a laundry area with a washer and dryer included, and roughed-in plumbing for a future bathroom. Imagine the possibilities for additional living space or a personalized retreat.

Your private backyard is perfect for evening relaxation and barbecues on the patio, and there's a rear parking pad with potential for a garage, providing convenience and security for your vehicles. Situated close to a K-8 school and within walking distance to St. Timothy School, this home is ideal for families. Enjoy the nearby Sunset Ridge park, complete



with a picturesque pond, playground, and walking pathsâ€”perfect for outdoor enthusiasts.

This property is a fantastic starter home for a young family or single professional. Donâ€™t miss the chance to call this beautiful townhome your own.

Built in 2013

Essential Information

MLS® #	A2251395
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	28 Sunset Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	15
Zoning	R-MD
HOA Fees	154
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.