

**731, 101 Sunset Drive  
Cochrane, Alberta**

**MLS # A2280898**



# \$355,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Vinyl Windows		

**Inclusions:** N/A

Low maintenance & immaculate, 2 Bedroom + 1.5 bath, 1,169+ sqft CORNER UNIT townhome built by Calbridge in Sunset Ridge! Enjoy numerous family-friendly amenities, including extensive pathway systems, Cochrane Ranch, parks, ponds, playgrounds, sports fields (soccer, baseball), commercial convenience & schools (K-8, High School). Townhouse features rustic oak floors on main floor + open concept kitchen with cabinets to ceiling, stainless steel appliances, granite countertops with breakfast bar opening to good sized nook area with direct access to sunny WEST facing deck. Front living room w/ entrance closet & 2 pc powder room round out the main level. Upstairs offers 2 generous sized bedrooms, one with MOUNTAIN VIEWS + full 4 pc bath & ensuite access to master bedroom with dual walk-through closets. Full basement ready for development with R/I plumbing + top loading washer & dryer. Additional features include: Ecobee Smart Heating System, Ring Alarm + 2 parking stalls! Exceptional Value!