

# \$459,500 - 603, 101 Sunset Drive, Cochrane

MLS® #A2252450

**\$459,500**

3 Bedroom, 4.00 Bathroom, 1,482 sqft  
Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

COMMERCIALLY ZONED LOT!!! EXECUTIVE CONDO | ATTACHED GARAGE | 3 BED + HOME OFFICE | MOUNTAIN VIEWS This three-bedroom executive condo offers the perfect balance of comfort and convenience in a quiet, established part of Cochrane. The community has a relaxed feel with friendly neighbours, nearby parks and walking paths, and schools and amenities only minutes away. Zoned commercial (C-SC), the home also allows you to run your business from a dedicated office with insulated walls, memory-foam underlay, fibre optic internet, and full privacy for meetings.

Upgrades include QuietRock acoustic drywall, upgraded fridge, expanded pantry with lazy Susan, under cabinet lighting, cork flooring, bathrooms on every level, a full water softener system, reverse osmosis drinking water, custom blinds, and an upgraded HVAC with humidity control. The attached garage features FastTrack storage, an electric bike hoist. From every level you'll enjoy Rocky Mountain views and gorgeous sunsets from your main floor deck.

This home is more than a place to live, it's a lifestyle where you can work from home, enjoy the outdoors, and settle into a welcoming community



Built in 2013

## Essential Information

MLS® #	A2252450
Price	\$459,500
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,482
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	603, 101 Sunset Drive
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

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

### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	50
Zoning	C-N

### **Listing Details**

Listing Office	eXp Realty
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