

# \$499,000 - 637, 101 Sunset Drive, Cochrane

MLS® #A2215873

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,496 sqft  
Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

Discover effortless living in this bright and spacious 3-bedroom walkout townhome, ideally located in the popular Trading Post development of Sunset Ridge. Total finished area of 1931sf with 1496sf above grade. Perfectly positioned at the entrance of the community, this well-maintained home combines comfort, convenience, and unbeatable Rocky Mountain views from top to bottom.

Step inside to a welcoming entryway that leads up to a sunlit, west-facing living area and kitchen—where large windows showcase sweeping mountain vistas that will take your breath away. Whether it’s a quiet morning coffee or an evening glass of wine on the deck, you’ll enjoy front-row seats to Cochrane’s finest sunsets and picturesque views. The main level features updated vinyl flooring throughout and a newer (2022) dishwasher and upgraded culinary sink. Step outside to your private balcony with plenty of space for grilling, relaxing and entertaining. Upstairs, you’ll find two bedrooms and a full bathroom—ideal for kids, guests, or a home office. Continue up to your private retreat: a top-floor primary suite complete with a walk-in closet, full ensuite, and those signature mountain views greeting you each morning. Upper-floor laundry adds convenience with room for built-in storage space.

Downstairs, the fully finished walkout basement offers even more flexible living



space. With matching updated flooring and access to a covered patio and shared green space, itâ€™s perfect for game nights, music, teen hangouts, or a cozy media room. Bring your propane fire ring, lounge chairs and enjoy the sunset!

Enjoy low-maintenance living with condo fees covering snow removal, grounds maintenance, reserve fund contributions and insurance. Additional storage areas and a single-car garage with interior access complete the packageâ€”making cold winter mornings a whole lot cozier!

This is a fantastic opportunity to own a move-in ready, multi-level condo with room to grow, relax, and take in one of the best views in town. Sunset Ridge offers convenient access to multiple schools, parks and other amenities.

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215873      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,496         |
| Acres          | 0.04          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|         |                       |
|---------|-----------------------|
| Address | 637, 101 Sunset Drive |
|---------|-----------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0W8            |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking                            |
| Parking Spaces | 2                                                                        |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                        |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings     |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                      |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Lighting             |
| Lot Description   | Lawn, Level, Views            |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Mixed, Vinyl Siding |
| Foundation        | Poured Concrete               |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | C-N           |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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