

\$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

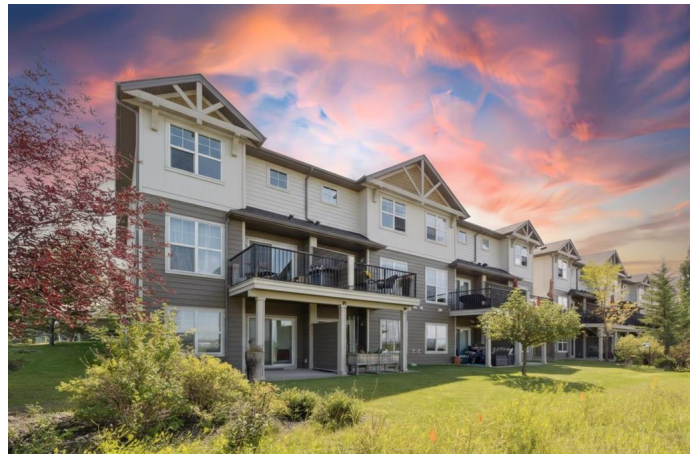
COMMERCIALLY ZONED LOT!!! EXECUTIVE CONDO | ATTACHED GARAGE | 3 BED + HOME OFFICE | MOUNTAIN VIEWS This three-bedroom executive condo offers the perfect balance of comfort and convenience in a quiet, established part of Cochrane. The community has a relaxed feel with friendly neighbours, nearby parks 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
-------------------	---------

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	48
Zoning	C-N

Listing Details

Listing Office	eXp 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.