

# \$450,000 - 603, 101 Sunset Drive, Cochrane

MLS® #A2252450

**\$450,000**

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

Sunset Ridge, Cochrane, Alberta

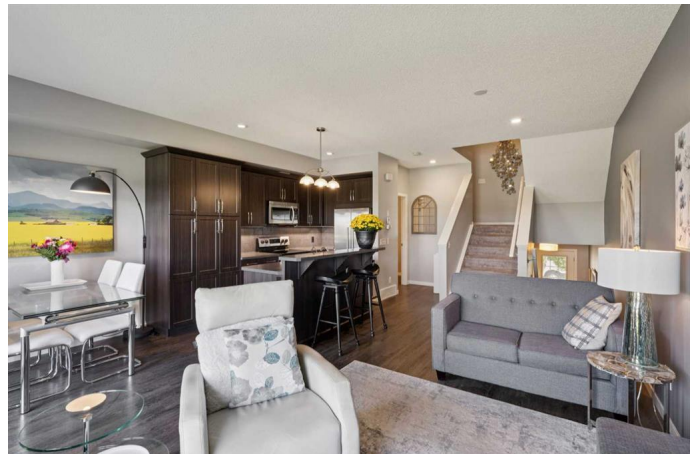
COMMERCIALLY ZONED LOT!!! EXECUTIVE CONDO | ATTACHED GARAGE | 3 BED + HOME OFFICE | MOUNTAIN VIEWS OPEN HOUSE NOVEMBER 2ND 11-2 PM/// This three-bedroom executive condo offers the perfect balance of comfort and convenience in a quiet, established part of Cochrane. The community has a relaxed feel with 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          | \$450,000     |
| 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          | Full                                                                                                       |

### 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 | 64                  |
| 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.