



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 SUNSET Drive #681, Cochrane T4C 0W8**

MLS®#: **A2183079**

Area: **Sunset Ridge**

Listing Date: **12/11/24**

List Price: **\$450,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,447**  
Low Sqft:  
Ttl Sqft: **1,447**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (2 2)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Washer**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`7" x 4`7"	2pc Bathroom	Second	4`11" x 6`7"
Dining Room	Second	8`8" x 8`0"	Kitchen	Second	8`8" x 11`2"
Living Room	Second	8`3" x 20`9"	4pc Bathroom	Third	4`11" x 7`4"
Bedroom	Third	11`0" x 13`0"	Bedroom	Third	7`11" x 9`6"
4pc Ensuite bath	Level 4	4`11" x 8`3"	Laundry	Level 4	4`11" x 7`7"
Bedroom - Primary	Level 4	14`11" x 16`4"	2pc Bathroom	Basement	5`6" x 6`5"
Game Room	Basement	16`4" x 18`10"			

Condo Fee:  
**\$317**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**C-N**

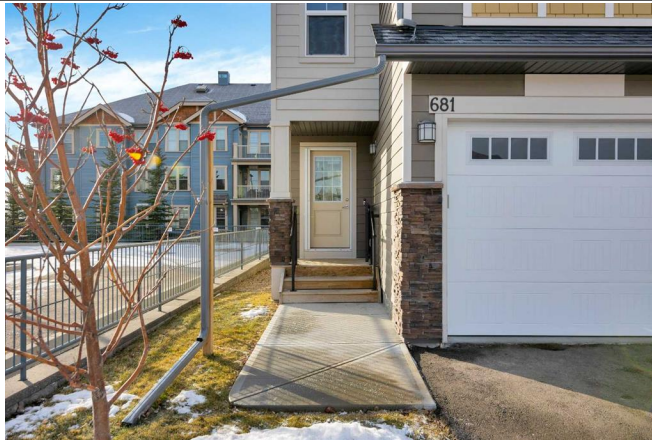
Legal Desc: **1313010**

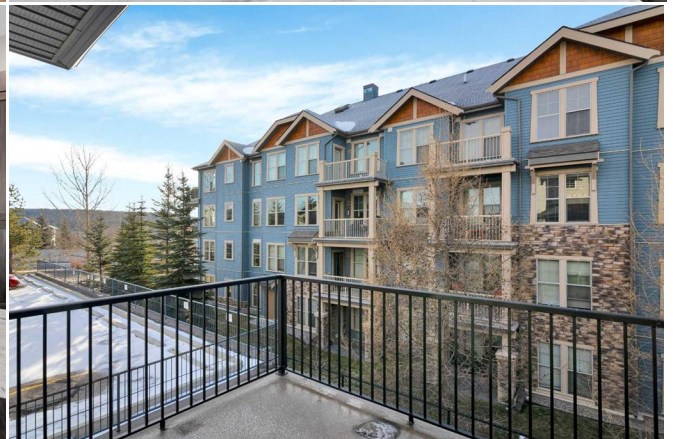
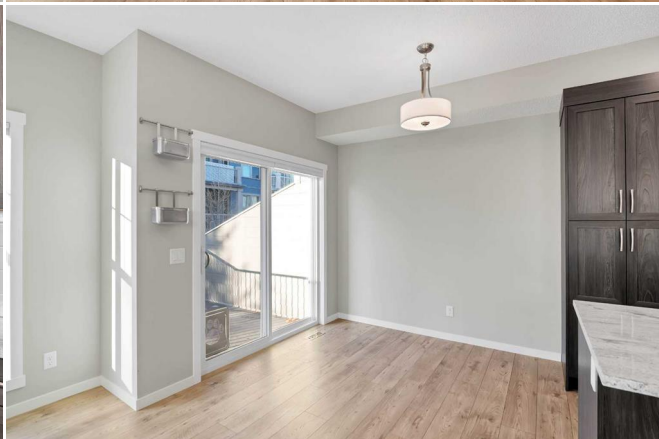
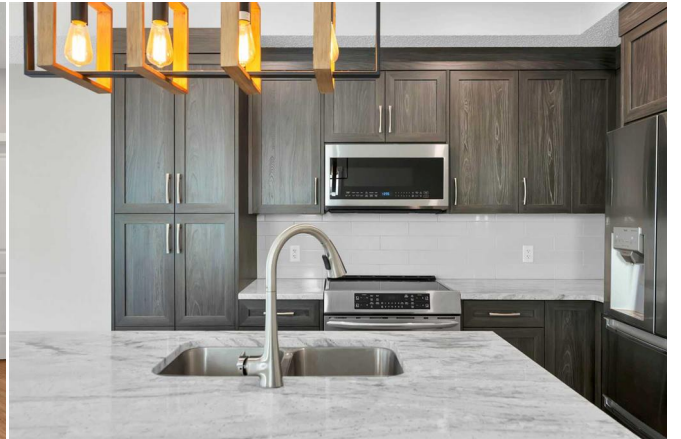
Remarks

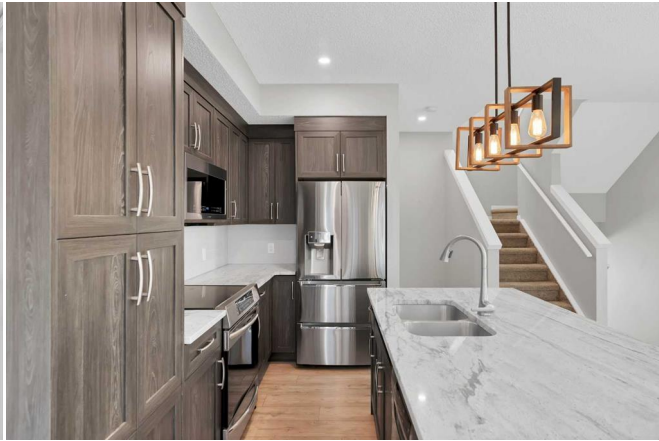
Pub Rmks: **\*\*3 BEDROOMS | 2+2 BATHS | END UNIT | NEW CARPET | STYLISH UPGRADES | FINISHED WALKOUT BASEMENT | IMMEDIATE POSSESSION\*\* This clean and spacious 4-level split townhome offers over 1,990 sq. ft. of thoughtfully designed living space in peaceful and highly desirable Sunset Ridge. Featuring brand-new carpet throughout, this home feels fresh and ready for its next owner. The main floor welcomes you with 9' ceilings, an open layout, and laminate flooring, all bathed in natural light from oversized windows. The modern kitchen features stainless steel appliances, granite countertops, a large centre island, and full-height cabinetry that provides ample storage. Step outside to your private deck, perfect for morning coffee or relaxing in the fresh air. Upstairs, two spacious bedrooms share a 4-piece bathroom, while the top level is dedicated to a serene primary retreat. This space includes a walk-in closet, a 4-piece ensuite, and a conveniently located laundry room with full-sized appliances. The walkout basement with SEPARATE ENTRANCE adds versatility with 9' ceilings, a large rec room ideal for movie nights or gatherings, sliding doors to a private patio for summer BBQs, a 2-piece bath, and a crawl space for additional storage. With a single attached garage, driveway parking, and low condo fees, this home checks every box on your list. All this, surrounded by parks, trails, and nearby amenities. Schedule your viewing today!**

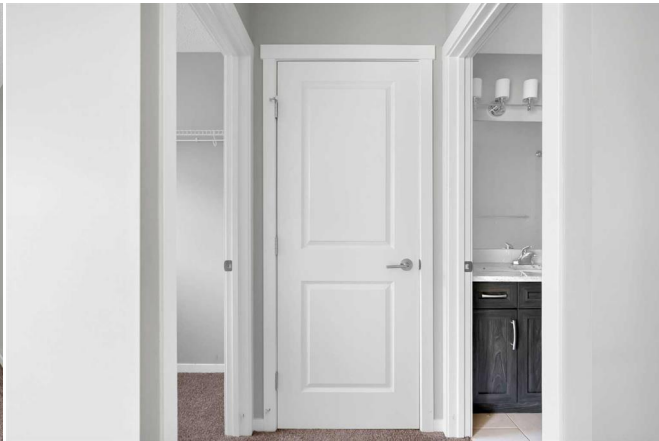
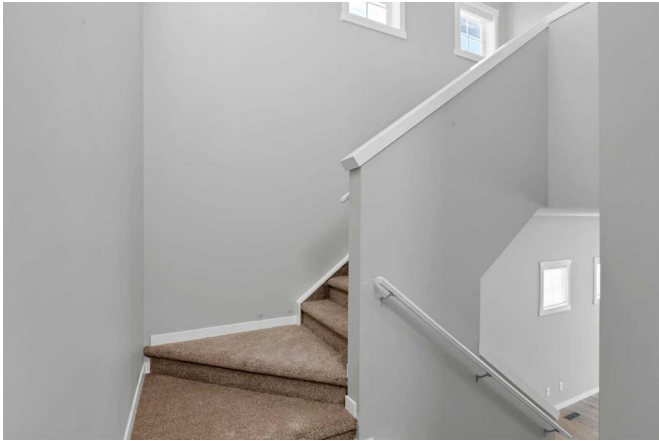
Inclusions:  
Property Listed By: **N/A**  
**Ally Realty**

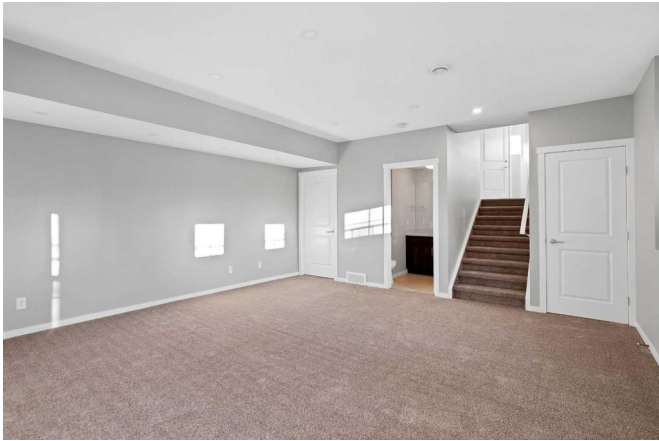
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

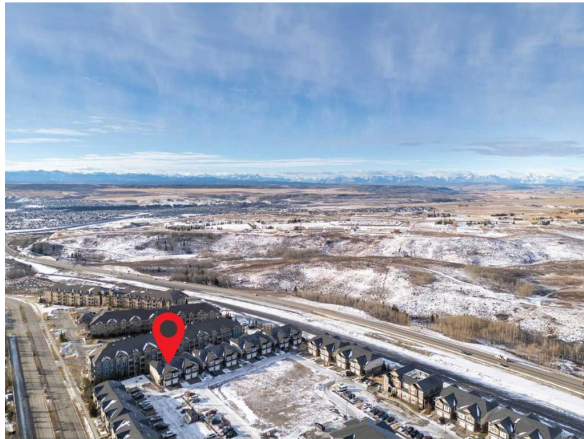
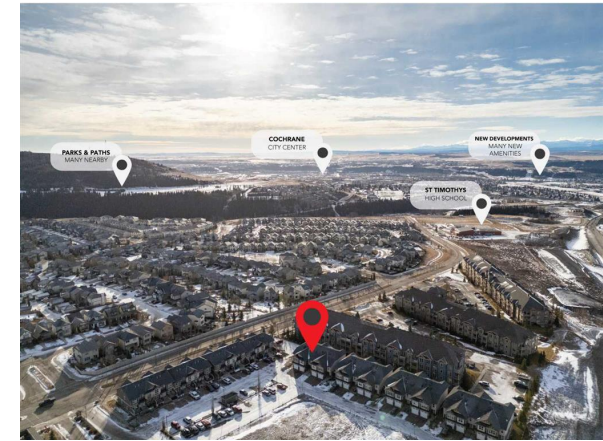






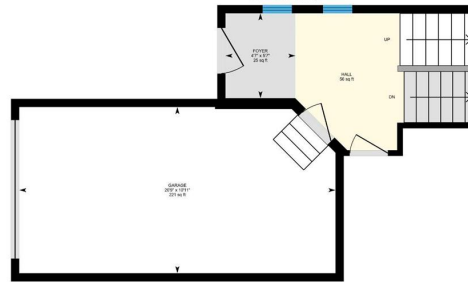






**681-101 Sunset Dr, Cochrane, AB**

Main Floor Exterior Area 116.75 sq ft  
Interior Area 100.80 sq ft  
Excluded Area 250.12 sq ft

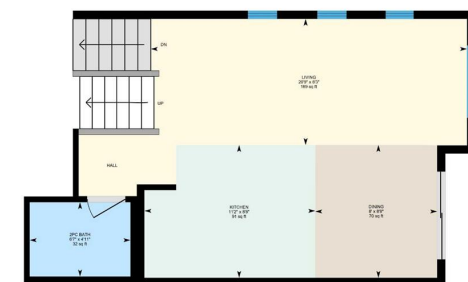


0 3 6 ft PREPARED: 20241210

White regions are excluded from total floor area in OUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**681-101 Sunset Dr, Cochrane, AB**

1st Floor Exterior Area 435.54 sq ft  
Interior Area 419.93 sq ft



0 3 6 ft PREPARED: 20241210

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**681-101 Sunset Dr, Cochrane, AB**

2nd Floor Exterior Area 350.53 sq ft  
Interior Area 355.04 sq ft

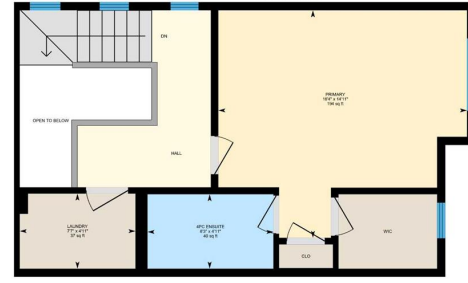


0 3 6 ft PREPARED: 20241210

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**681-101 Sunset Dr, Cochrane, AB**

3rd Floor Exterior Area 465.27 sq ft  
Interior Area 434.23 sq ft  
Excluded Area 45.19 sq ft



0 3 6 ft PREPARED: 20241210

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**681-101 Sunset Dr, Cochrane, AB**

Basement (Below Grade) Exterior Area 531.79 sq ft  
Interior Area 422.48 sq ft  
Excluded Area 74.99 sq ft



0 3 6 ft PREPARED: 20241210

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