

**219 Sunset Point
Cochrane, Alberta****MLS # A2251750****\$450,000**

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 272
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautiful 2 storey townhome located in the heart of Sunset Point, backing onto green space, one of the area's most peaceful and desirable neighborhoods. Priced to sell, this home offers exceptional value with 1,400 sq ft of well-designed living space. The main floor features a bright and open concept layout that seamlessly connects the kitchen, dining, and living areas, perfect for both entertaining and everyday living. Upstairs you will find the primary suite, with 4 piece ensuite and walk in closet. To the top floor of the home is where you will find the 2nd and 3rd bedrooms, flex room that would make a great home office/den, laundry and 4 piece bathroom, providing comfort and functionality for families or guests. A single car garage, and the unfinished basement presents a great opportunity to develop additional living space or simply use it for extra storage. Whether you're a first-time buyer, a growing family, or an investor, this home is an incredible opportunity in a quiet, community-focused neighborhood. Don't miss your chance to own in Sunset Point at a fantastic price, book your showing today!