

# \$594,500 - 81 Sunset Heights, Cochrane

MLS® #A2208671

## \$594,500

3 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this warm and inviting home in the desirable community of Sunset Ridge! This great 3 bedroom + bonus room family home is ready for you and your family! You are welcomed by an open main floor plan, hardwood & tile floors, and a warm ambience. Prepare meals in the well designed kitchen with SS appliances, pantry & eat-up bar, dine in the spacious dining/nook area, and then enjoy relaxing in front of the fireplace in the great room. The upper level boasts 3 bedrooms, 4 piece main bathroom and a luxurious primary suite with a walk-in closet, a 4 piece ensuite w/ separate soaker tub and stand up shower. The cozy bonus room is situated adjacent to the bedrooms and is perfect for relaxing and offers mountain views. A wide open unspoiled basement awaits your personal touch, and is large enough for a rec rm, 4th bedrm, and a bathroom if needed. The back yard is fenced, and the attached dbl garage is insulated and drywalled. Located in the vibrant community of Sunset Ridge, the location of this home is close to parks, pathways, schools, and amenities, this home is truly move in ready. Don't miss out on this incredible opportunity to make this very well maintained home yours! Book your showing today to discover why Living in Cochrane is Loving where you Live!

Built in 2007

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2208671    |
| Price          | \$594,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,686       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 81 Sunset Heights |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0C7           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Vinyl Windows                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line                |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 25              |
| Zoning         | R-LD            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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