

# \$589,000 - 105 Sunset Heights, Cochrane

MLS® #A2216010

**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

**\*\* OPEN HOUSE SATURDAY MAY 10th 2:00p.m. to 4:00p.m. \*\*** Welcome to Sunset Ridge! This fully developed 4-level split offers over 1700 sq ft of beautifully designed living space with a walk-out basement â€” perfect for flexible family living or hosting guests. The bright and open main floor features vaulted ceilings, a cozy fireplace with built-in entertainment center, and a stylish kitchen complete with maple cabinetry, hardwood floors, a large island with eating bar, and pantry. The laundry is conveniently located on the lower main level, just off the spacious back hall. The walk-out basement includes a rec room, full bathroom, and private bedroom â€” ideal for a home office, teen retreat, or guest suite. Enjoy morning sun on the elevated back deck, relax in the fully fenced and landscaped yard with mature trees, and take in a mountain view from the top level. The oversized double attached garage offers excellent space for parking and storage, plus thereâ€™s even more room in the large crawl space. Additional features include central vacuum roughed-in, a new hot water tank (2022), and newly installed locks for added peace of mind. Located just a short walk from the Kâ€™8 school and close to amenities like a gas station, pub, and convenience store. A fantastic opportunity in one of Cochraneâ€™s most desirable communities!

Built in 2008



## Essential Information

MLS® #	A2216010
Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,219
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	105 Sunset Heights
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0C8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, On Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Crawl Space, Finished, Full, Walk-Out

**Exterior**

Exterior Features      Garden  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction           Concrete, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 2nd, 2025  
Days on Market        4  
Zoning                    R-LD

**Listing Details**

Listing Office            Real Broker

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