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

MLS® #A2216010

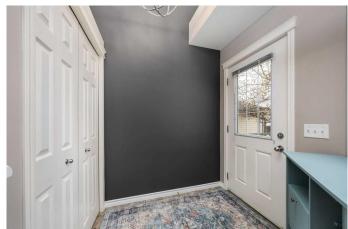
# \$589,000

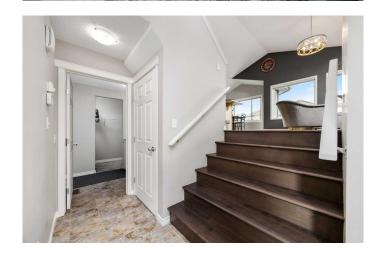
3 Bedroom, 3.00 Bathroom, 1,219 sqft Residential on 0.09 Acres

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 there'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 Cochrane'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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