

# \$525,000 - 24 Sunrise Heights, Cochrane

MLS® #A2229016

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

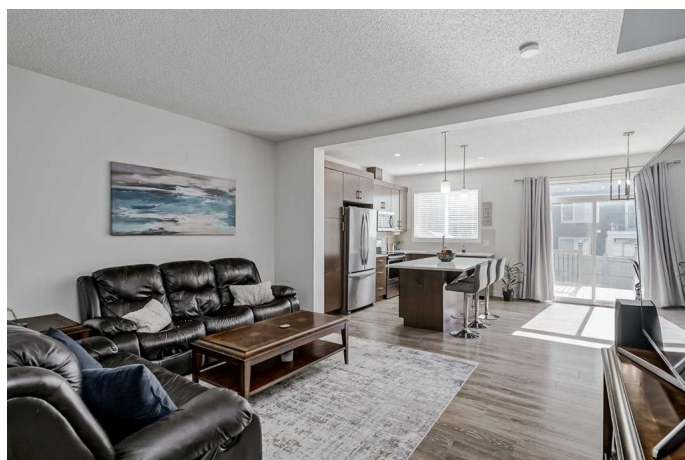
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully designed home in the highly sought-after community of Sunset Ridge in Cochrane! Offering over 1,400 sq. ft. of stylish and functional living space, this property blends contemporary design with thoughtful upgrades throughout. Step inside to discover the open-concept main level. The spacious dining area overlooks your fully landscaped and fenced backyard, perfect for entertaining or relaxing in the sun. The gourmet kitchen is a standout, featuring sleek quartz countertops, a center island with eating bar, chic pendant lighting, and upgraded Whirlpool stainless steel appliances. A roomy front foyer with closet and a convenient half-bath completes the main floor. Upstairs, the primary suite offers a private retreat with a 4-piece ensuite featuring a beautiful tub, stand-alone shower, and a generous walk-in closet. Two additional bedrooms and top-floor laundry provide convenience and flexibility for families or guests. The basement includes a 3-piece rough-in, ideal for future development, and the home also features a single attached garage. Enjoy all the charm of small-town living with quick access to Calgary, plus breathtaking views of the Cochrane River Valley. This is your chance to enjoy the best of both worlds—peaceful surroundings and modern convenience.

Built in 2018

## Essential Information



MLS® #	A2229016
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	24 Sunrise Heights
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R9

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	6
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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