

# \$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	24
Zoning	R-LD

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.