

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

MLS® #A2216010

**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,219 sqft

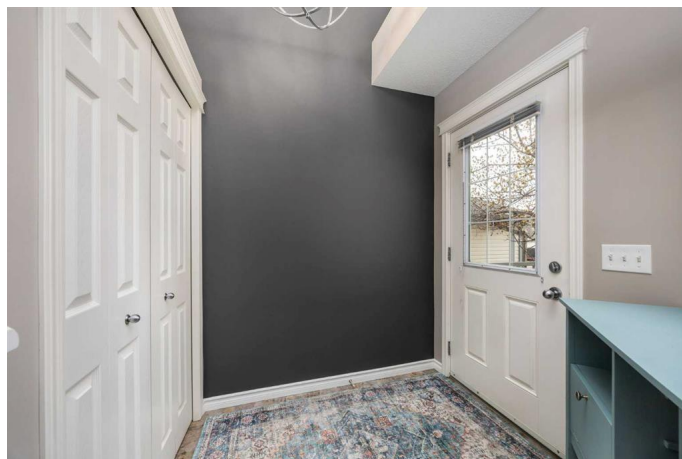
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

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 – 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 – 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 K-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	11
Zoning	R-LD

**Listing Details**

Listing Office	Real Broker
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