

\$625,000 - 45 Sunset Heights, Cochrane

MLS® #A2199362

\$625,000

4 Bedroom, 4.00 Bathroom, 1,405 sqft
Residential on 0.16 Acres

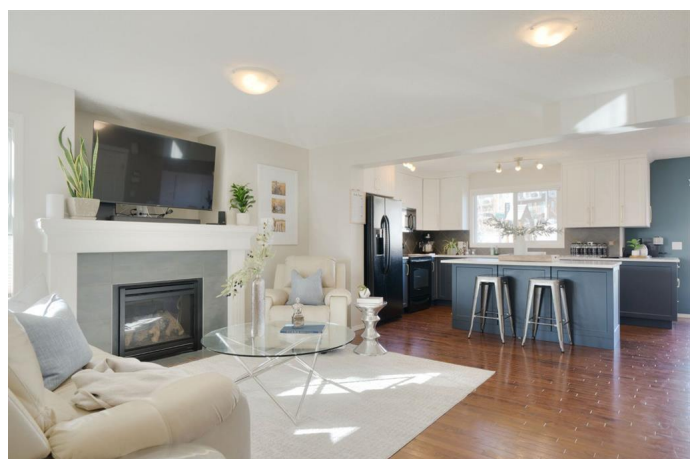
Sunset Ridge, Cochrane, Alberta

Welcome to your dream home in the desirable community of Sunset Ridge! This beautifully updated home has almost 2000 SQUARE FEET of living space and sits on a large PIE-SHAPED LOT, offering ample outdoor space to enjoy. Step outside to the back deck and take in the beautifully landscaped yard, complete with PLANTER BOXES and a SHED for extra storage.

Inside, the spacious and modernized kitchen is a chef's delight. Recently updated, it features newly REFACED CABINETS, stunning QUARTZ COUNTERTOPS, and additional counter space that wraps around the wall, providing both style and functionality. The EXPANDED ISLAND is perfect for entertaining, while the PANTRY and window over the sink add charm and convenience. The inviting living room boasts a cozy GAS FIREPLACE with a MANTLE, creating the perfect spot to relax and unwind.

Upstairs, you'll find three well-appointed bedrooms, including the primary retreat, which features a 4-piece ENSUITE for your comfort. The FULLY FINISHED BASEMENT offers even more living space, with a large family room, a fourth bedroom, a 3-piece bathroom, and a laundry room complete with UPDATED APPLIANCES and additional storage.

This home has been freshly REPAINTED throughout, giving it a bright and modern feel. The south-facing exterior wall and garage door have also been repainted, enhancing the home's curb appeal. The double attached



garage not only provides secure parking but also includes EXTRA STORAGE SPACE for all your needs.

Located in the vibrant community of Sunset Ridge, this home is close to parks, pathways, schools, and amenities. With its thoughtful updates and spacious layout, this home is truly move-in ready. Don't miss your chance to own this incredible property—schedule your showing today!

Built in 2008

Essential Information

MLS® #	A2199362
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,405
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 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

of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, Pantry, Quartz Counters
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden
Lot Description Back Yard, No Neighbours Behind, Pie Shaped Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025
Days on Market 28
Zoning R-LD

Listing Details

Listing Office eXp Realty

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.