

# \$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 thereâ€™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€™s school and close to amenities like a gas station, pub, and convenience store. A fantastic opportunity in one of Cochraneâ€™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        3  
Zoning                    R-LD

**Listing Details**

Listing Office            Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.