

# \$550,000 - 30 Sunset Heights, Cochrane

MLS® #A2253657

**\$550,000**

3 Bedroom, 3.00 Bathroom, 973 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 30 Sunset Heights in the charming neighbourhood of Sunset Ridge, Cochrane. This upgraded bungalow offers over 1600 sqft of developed living space with an open concept living room and kitchen with an abundance of natural light that flows to the back deck and landscaped yard. Main floor has 2 bedrooms including a primary with 4pc ensuite, plus an additional 4pc bath. The fully finished basement features large windows, a family room, rec room, additional bedroom, another 4pc bath, and laundry. Updates include brand new furnace (2025), brand new dryer (2025), upgraded lighting, Nest thermostat, and security system installed. The backyard was fully remodelled in 2023 with an 8x16 deck, new lawn, stone hot tub area, shrubs, mulch, and decorative touches. A large detached garage and paver stone walkway complete the exterior. Close to gas, bakery, Lions Head Pub, Trading Post (pharmacy, medical, restaurants, shops), schools (RancheView K&#8, St. Timothy&#16's High), trails, parks, ponds, and fields. Move-in ready bungalow in a great location.

Built in 2007

## Essential Information

MLS® # A2253657

Price \$550,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 973         |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 30 Sunset Heights |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0C7            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Detached, Enclosed |
| # of Garages   | 2                                |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                                        |
| Appliances        | Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Wood Frame                                                     |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 4                   |
| Zoning         | R-LD                |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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