



**202 Sunset Heights  
Cochrane, Alberta**

**MLS # A2307905**



**\$539,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,405 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-26-4-W5
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Vinyl Windows		

**Inclusions:** Work bench in the garage

Welcome to 202 Sunset Heights in the desirable community of Sunset Ridge, Cochrane! This charming home offers a bright, open-concept main floor with large windows and a functional kitchen that flows seamlessly into the living and dining areas and the bonus of a NEW Stove and Refrigerator! The warm and cozy gas fireplace in the living room creates the perfect focal point—ideal for relaxing evenings or entertaining guests. Upstairs features 3 spacious bedrooms, including a comfortable primary retreat, while the fully finished basement adds valuable extra living space for a rec room, home office, games room or possibly a home gym. Step outside to enjoy your large backyard deck, perfect for summer gatherings, in a fully fenced yard complete with a small garden area—ideal for those who enjoy outdoor living. Both the front and back yards feature established fruit-bearing trees (Raspberry, Haskap, Cherry and Apple), adding charm and a unique touch to the property. A double detached garage provides added convenience and storage. Out front, unwind on your covered front porch and take in the partial mountain views—an ideal spot for morning coffee or evening relaxation. Located on a quiet street just steps from scenic walking and biking paths, parks, walking distance to Ranchview k-9 and St Timothy High schools and a 6 minute walk to shopping, Dental office, Doctor’s office, restaurant, convenience store, gas station and more. Sunset Ridge is known for the breathtaking views of the mountains and extensive paved pathway. Contact your favourite REALTOR® and book a viewing today! (Note: Some pictures are virtually staged)