



GRASSROOTS
REALTY GROUP

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73 Sunset Heights Cochrane, Alberta

MLS # A2329182



\$535,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Gentle Sloping, Lawn, No Neighbours Behind, Street Light		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hide-A-Bed in Basement

Welcome to Sunset Ridge, where everyday living feels just a little easier. Start your mornings with a coffee from a nearby cafe; walk the kids to the K–8 school just minutes away, or spend your evenings exploring the scenic pathways and mountain views that make this one of Cochrane's most loved communities. This fully developed, detached home offers a versatile layout designed to adapt to every stage of life. The main floor is warm and inviting, creating the perfect space for family dinners, entertaining friends, or relaxing by the fireplace after a long day. Upstairs, the bright bonus room is ideal for movie nights or a play space, while the loft-style office provides a dedicated work-from-home area. An additional bedroom offers flexibility for guests, a nursery, or hobbies. The fully finished basement expands your living space even further and can easily function as a third bedroom, guest retreat, home gym, or recreation room—whatever best suits your lifestyle. Outside, you'll appreciate the low-maintenance yard, giving you more time to enjoy the community and less time spent on upkeep. Located just steps from parks, schools, shopping, restaurants, and everyday amenities, this home combines comfort, convenience, and flexibility in one of Cochrane's most desirable neighbourhoods. Whether you're buying your first home, downsizing, or simply looking for more functional space, this is a home you'll love coming back to.