# \$530,000 - 26 Sunrise Heights, Cochrane

MLS® #A2220072

## \$530,000

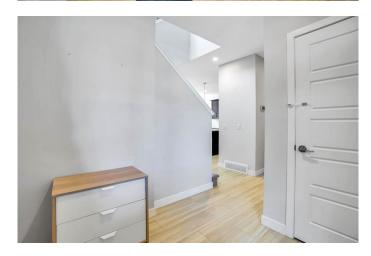
3 Bedroom, 3.00 Bathroom, 1,662 sqft Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautiful, open concept-2storey home. This 1,662 sqft home located in the desirable community of Sunset. This modern half duplex offers spacious living space. When in the main floor you will approach the inviting living room, large dinning-kitchen area that overlooks at your comfy yard. New vinyl plank flooring has been installed in main floor. The kitchen boasts Rock Salt Quartz counter tops, flush eating bar, pendant lighting, sizeable pantry that is a must have and stainless steel steel appliances giving this gathering space elegance. Upstairs there are 3 bedrooms, including the large Master bedroom, a good size laundry area and finally the most needed BONUS ROOM that includes a wall screen projector and surround sound system perfect for your movie nights and entertainment. This home comes with a large ensuite, a 4 pce main bathroom and a 1/2 bath for your guests. In the basement you will find a 3 pc roughed-in plumbing that awaits your finishing. The cozy backyard is an oasis full of peace for your enjoyment! Enjoy this amazing community and the beauty of River valley. This home has a Double attached garage and many amenities nearby, such as schools, park, daycares, short drive to the mountains as well as to Calgary. Dont miss out on this opportunity.







Built in 2018

#### **Essential Information**

MLS® # A2220072 Price \$530,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,662 Acres 0.07 Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 26 Sunrise Heights

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2R9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, Kitchen Island, No Smoking Home, Tankless Hot

Water

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Refrigerator, Washer, Water Softener, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Dog Run
Lot Description City Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 11th, 2025

Days on Market 7

# **Listing Details**

Listing Office CIR Realty

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