

# \$525,000 - 21 Sunrise Heights, Cochrane

MLS® #A2225009

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

This beautiful 3-bedroom attached home, built by Douglas Homes, is located in the sought-after, family-friendly community of Sunset Ridge. This home offers exceptional value and is perfect for a growing family. The two-storey layout features a bright and spacious main floor, front office (4th bedroom), a combination of laminate, tile, and carpet flooring, with a functional open-concept design. The kitchen boasts granite countertops, stainless steel appliances, soft close cabinets, and a large island – ideal for entertaining. A large family room with a warm cozy fireplace to complete the main level. Upstairs, you’ll find the master bedroom with a walk-in closet and a 4-piece ensuite, along with two additional generously sized bedrooms, a 4-piece main bathroom, and the convenience of upper-floor laundry. The basement is undeveloped and ready for your future designs. This sun-filled West-Facing backyard offers a spacious two tier deck with a gas BBQ hook-up and double-parking pad. Don’t miss your chance to own in this exciting community.



Built in 2020

## Essential Information

MLS® # A2225009

Price \$525,000

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,565                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 21 Sunrise Heights |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2R8            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Electric, Living Room                                                          |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Private Yard              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-MX           |
| HOA Fees       | 150            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Frame Realty Group Inc. |
|----------------|-------------------------|

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