

# \$739,900 - 223 Sunset Square, Cochrane

MLS® #A2230641

**\$739,900**

2 Bedroom, 3.00 Bathroom, 2,114 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

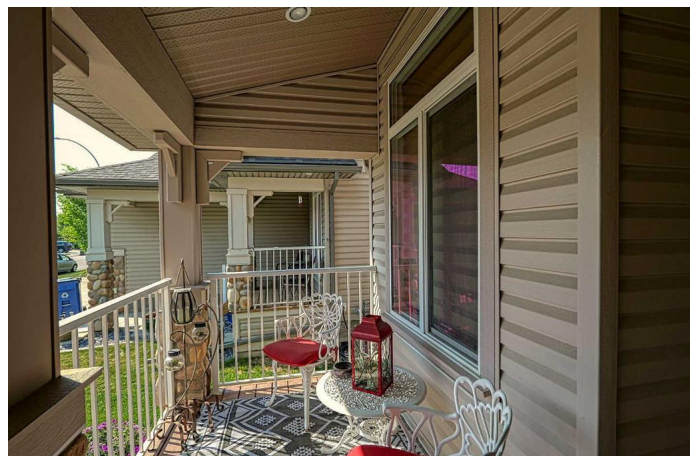
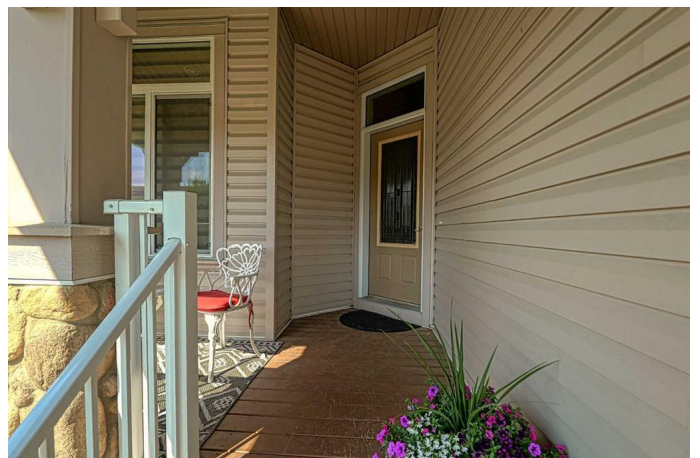
Welcome to this Upscale luxury bungalow located on Sunset Square. Built by Calbridge, this unit was a former show home. You are greeted by lovely shrub and flower beds as you walk up. A south facing front porch to sit and sip a morning Coffee, or in the evening enjoy Happy Hour. Inside the door in the foyer, there is a main floor office/den to the right, Enjoy the view into the kitchen with hardwood, and granite center island with an eating bar. Stainless Steel appliances with a gas stove, and a microwave hood fan make meal preparation fast and easy. The living room is to the rear of the unit and hosts a stone face fireplace. To the rear is a lovely deck which backs onto the green space between the units. The master bedroom is close by with a 5 piece luxury ensuite complete with a deep soaker tub, and double sinks. Laundry and a walk through pantry also nicely round out the main floor. This unit boasts a loft area, which includes a second sitting/family room area, a second bedroom and a 3 piece ensuite bath to this bedroom. Your guests will never leave! The full basement is waiting for your imagination to add any additional living space you may need. Central Air Conditioning makes this home comfortable year round!

Built in 2010

## Essential Information

MLS® #

A2230641



|                |                        |
|----------------|------------------------|
| Price          | \$739,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,114                  |
| Acres          | 0.10                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 223 Sunset Square |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0H3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Master Downstairs |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                             |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                           |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Balcony  
Lot Description        Backs on to Park/Green Space  
Roof                      Asphalt Shingle  
Construction          Stone, Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 12th, 2025  
Days on Market        51  
Zoning                    R-MX  
HOA Fees                125  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            Kidder & Company Real Estate & Property Management Ltd.

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