

# \$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 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	6

**Listing Details**

Listing Office	CIR Realty
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