

30 Sunset Heights Cochrane, Alberta

MLS # A2253657



\$550,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	973 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Enclosed		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-26-4-W5
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: window Curtains (all), window curtain rods (all)

Welcome to 30 Sunset Heights in the charming neighbourhood of Sunset Ridge, Cochrane. This upgraded bungalow offers over 1600 sqft of developed living space with an open concept living room and kitchen with an abundance of natural light that flows to the back deck and landscaped yard. Main floor has 2 bedrooms including a primary with 4pc ensuite, plus an additional 4pc bath. The fully finished basement features large windows, a family room, rec room, additional bedroom, another 4pc bath, and laundry. Updates include brand new furnace (2025), brand new dryer (2025), upgraded lighting, Nest thermostat, and security system installed. The backyard was fully remodelled in 2023 with an 8x16 deck, new lawn, stone hot tub area, shrubs, mulch, and decorative touches. A large detached garage and paver stone walkway complete the exterior. Close to gas, bakery, Lions Head Pub, Trading Post (pharmacy, medical, restaurants, shops), schools (RancheView K–8, St. Timothy’s High), trails, parks, ponds, and fields. Move-in ready bungalow in a great location.