

**182 Sunset Heights  
Cochrane, Alberta**

**MLS # A2262876**



# \$669,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-26-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** AC Unit, heater in garage, garage door controller(s), window coverings

Nestled in the heart of Sunset Ridge this extensively renovated and upgraded home is a true gem! With over \$100,000 in upgrades this home is as unique as the lot it sits on. The HUGE 21' x 35' HEATED fully finished triple car garage features a custom painted floor and three overhead doors, two leading to the lane in the back and one into the backyard. All permits were completed for the 16' extension to the garage. Inside you will find a great open concept layout on the main floor. Featuring a brand new kitchen, renovations completed in 2025 featuring all new SS appliances, gorgeous quartz countertops, tile back splash, new shaker style cabinets with brass hardware, large waterfall kitchen island perfect for entertaining and custom coffee bar with more storage space in the built in cabinets below. No details were overlooked and no expense was spared! The popcorn ceilings are no more with scraped knock down ceilings. The main floor half bath was also renovated with new vanity, toilet and floating shelves. The living room features a cozy gas fireplace and plenty of windows to let the natural light enhance the warm hardwood floors. Outside in the large back yard the deck was extended the length of the house with composite decking and glass railing, perfect for those summer time BBQ's with the whole family. Upstairs you will find upgraded flooring throughout, 2 spacious bedrooms and the primary retreat large enough for a king bed, walk in closet and 4 piece ensuite. The basement was completed with all permits 7 years ago with cozy family room, 4th bedroom, 3 pc bathroom and plenty of storage. Perfect for guests or in law suite! The laundry room is also in the basement with brand new washer and dryer pair. The HWT was just replaced in 2021, the furnace is original and runs great with regular servicing and cleaning. It was last serviced in the summer of

2025. Sunset Ridge is home to kms of walking paths, Ranchview K-8 School, St. Timothy High School, shops, restaurants and gas bar with quick access to the Mountains or into town with the overpass construction almost at completion. Book a showing today and don't miss out on this unique one of a kind property.